

**1/17 Medley Street, Chifley, ACT, 2606**



**Apartment For Sale**

Friday, 9 August 2024

1/17 Medley Street, Chifley, ACT, 2606

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 2**

**Type: Apartment**

## Stylish Ground Floor Apartment with Spacious Courtyard

Experience the charm of this inviting ground-floor apartment, featuring a north facing stylish split level 93 sqm design, that floods both the living area and bedrooms with natural light. Inside, you'll find bright, airy spaces enhanced by new floating timber floors, a modern kitchen and fresh paint throughout, creating a contemporary yet cozy atmosphere. Both bedrooms are a good size and the bathroom is immaculately updated. Additionally, you'll enjoy the convenience of a single carport plus an extra allocated open parking space.

The spacious 50 sqm courtyard is perfect for enjoying a morning coffee and offers a private setting to relax. This complex is perfectly positioned to make your daily life a breeze. Situated in a vibrant neighborhood, you'll have Westfield Woden, Chifley Shops and local parks just a short stroll away, providing convenient access to shopping, dining, and leisure spots.

### Features:

- Spacious 93 sqm floor plan
- Ground floor position with a spacious 50 sqm courtyard
- Stylish split level design with north orientation
- Renovated kitchen with ample storage and bench space
- New floating timber floor throughout
- Freshly painted throughout
- Two good size bedrooms, one with mirrored sliding robes
- Updated bathroom
- Two dedicated car spaces (A carport and an additional open space)
- Nestled in a lively neighbourhood-just a short stroll away from Westfield Woden, Chifley Shops, and local parks!

Body corporate fees: \$1607/quarter approx

Rates: \$660/quarter approx

Land tax: \$848/quarter approx (only if renting out)

Rental return: \$500-\$530/week approx

Don't miss out on this rare opportunity to secure a ground floor apartment in a wonderful location! Contact Natalie today to arrange an inspection!