

12/7 Coxen Street, Hughes, ACT 2605

Apartment For Sale

Monday, 8 July 2024



12/7 Coxen Street, Hughes, ACT 2605

Bedrooms: 2

Bathrooms: 1

Parkings: 2

Area: 52 m2

Type: Apartment



Chris Wilson
0418620686



Jack Wilson
0402367713

Offers Above \$400,000

Located in the tightly held Clayton Court complex, this private top floor 2-bedroom apartment offers both comfort and convenience. Upon entry, you're welcomed into open plan living with views of the surrounding tree-tops. The kitchen features ample bench space, an electric cooktop and oven. Freshly painted walls and brand-new carpets throughout enhance the welcoming atmosphere. Both bedrooms include built-in robes, large windows, providing generous space and natural light. The well-appointed bathroom features a sizable shower. Neatly maintained common areas and a family friendly complex with a total of fourteen apartments only, the addition of a designated carport is sure to be appreciated. This completes a unique opportunity to break into the inner Woden Valley and one of the most desired public school catchment zones, only 400m from the extremely happy and reputable Hughes Primary School. A short stroll and you are provided the convenience an exceptional café, chemist, grocery and takeaway restaurant at the local Hughes shops. 2-bedroom apartments are hard to come by in Hughes as they are only available in Clayton Court & Birrell Court so if you are looking for something that is a little unique then this could be the property for you. Features include: - Top floor apartment of only 2 storeys with no adjoining neighbours - Freshly painted - New carpets - Built in robes - Small boutique complex - Open plan living - Communal laundry - Designated carport Apartment Size: 52m² Year of Construction: 1976 EER: 1.5 Outgoings: General Rates: \$620 p/qtr (approx.) Land Tax (investors): \$831 p/qtr (approx.) Body Corp Levies: \$1,309 p/qtr (approx.) Disclaimer: The material and information contained within this marketing is for general information purposes only. Cream Residential Pty Ltd does not accept responsibility and disclaim all liabilities regarding any errors or inaccuracies contained herein. We recommend all interested parties to make further enquiries and seek further advice. You should not rely upon this material as a basis for making any formal decisions.