

**27/6 Maclaurin Crescent, Chifley, ACT 2606**



**Apartment For Sale**

Sunday, 23 June 2024

27/6 Maclaurin Crescent, Chifley, ACT 2606

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 3**

**Type: Apartment**



Paul Sutton



Robyn Sutton  
0409442484

## AUCTION

Located just a stone's throw away from the heart of the Woden district, this sundrenched top floor two-bedroom unit in Chifley, is perfectly suited for the first home buyer or astute investor. Walking through the front door, you'll be greeted with a spacious sundrenched open-plan living, dining and kitchen area. The combined bathroom and laundry offer convenience and boasts a bathtub, which can be tricky to find in a Southside apartment. A large double lockup garage with an extra high ceiling height is a unique feature of this apartment, For those that are seeking secure parking for the car and trailer, then look no further. A very private balcony is the perfect spot for entertaining or to sit and relax and enjoy the treetop views. Located within a short four minutes walk to Westfield Woden, with its host of shops, restaurants and bars, assures you can leave the car at home, or not have one at all. This is one that ticks a lot of boxes, so it deserves to be at the top of your shopping list. Feature summary: • Spacious living areas • Private balcony with treetop views • Large light filled kitchen • Lounge and dining areas • Two large bedrooms • Windows on both sides allow cross ventilation • Double lock up garage with extra high ceiling • Touch pad security to foyer • Short walk or drive to the Westfield Shopping precinct • Easy access to Hindmarsh Drive • Close proximity to Mt Taylor Nature Reserve • Excellent EER 4 • Rates - \$640.00 p/q approx • Strata - \$801.35 p/q approx • Water: \$200.00 p/q approx