

41/7 Medley St, Chifley, ACT, 2606



Apartment For Sale

Wednesday, 21 August 2024

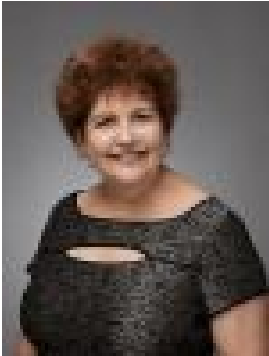
41/7 Medley St, Chifley, ACT, 2606

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: Apartment



Christine Shaw
0262952433

What An Opportunity!

For those with an eye for potential, this is an absolute gem. The bones are brilliant - solid double brick 1974 complex with only three levels. This top floor apartment has the added benefit of having only one neighbour with a shared wall, and as it is an end unit, the privacy and the sun streaming in with additional windows means it will stand out from the crowd.

The open plan living area is flooded with natural light and boasts a magnificent and private treetop outlook, making it the perfect space for entertaining guests or simply relaxing with family. The balcony is so large it serves as a second living area.

Both bedrooms have built-in robes, and easily can accommodate king and double bed furniture. There is even a separate laundry room - no need to put up with a laundry-in-a-cupboard and no space.

Additional features include a designated carport and storage room and abundant visitor car parks.

The Woden shopping precinct is just a short walk away, providing even more options for cafes and restaurants and entertainment. You'll appreciate the easy access to public transport links to the City and beyond with the future light rail link, making it a breeze to commute to work or explore all that Canberra has to offer.

This apartment is perfect for professionals, couples or small families who are looking for a convenient home. If you are a first home buyer or a savvy property investor, or are simply tired of missing out on rental properties and want to begin your real estate journey, then this is the apartment for you.

Features:

- Solid 1974 double brick construction
- Light-filled top floor two bedroom apartment
- Neighbour on only one side
- Leafy outlook
- Open plan living and dining area
- Original retro kitchen and bathroom
- Large floor to ceiling windows/sliding door in the lounge area
- Two bedrooms with built-in wardrobes
- Bathroom and separate laundry
- Spacious balcony as second living area
- Tap plus two power-points on balcony
- Linen cupboard
- Reverse cycle heating/cooling
- Stairwell with only 5 other apartments
- Single carport and storage room
- 47 (yes 47!) Visitor car parks
- Close proximity to Woden Town Centre and bus interchange
- Westfield cafes and shopping precinct just 5 minutes walk
- The Canberra Hospital is nearby
- 15 Year Sinking Fund Plan (June 2021)

Apartment: 65.5m²

Balcony: 18.6m²

Carport: 16.26m²

Private Storage Room: 5.52m³ (2.32m²)

EER Rating: 0

Body Corporate: \$1000.72 pq

Rates: \$631.20 pq

WS&S: \$187.73 pq

Rent Appraisal: \$390-\$420pw

Land Tax: \$783.81 pq (only payable if rented out)

Note:

Virtual styling photography.

All measurements and figures are approximate.