

59/17 Medley Street, Chifley, ACT, 2606



Apartment For Sale

Friday, 23 August 2024

59/17 Medley Street, Chifley, ACT, 2606

Bedrooms: 2

Bathrooms: 1

Parkings: 2

Type: Apartment



Jack Wilson
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Affordable Top Floor Apartment in the Heart of Woden

A sought after location for convenience and reputation, this neatly presented top floor apartment in “The Hermitage” development offers the perfect opportunity for first home buyers, professionals and investors alike. This two-bedroom apartment enjoys an East - West orientation, flooding the apartment with both morning and afternoon sun while providing excellent natural cross-flow ventilation.

The open plan design connects a covered balcony that seamlessly extends the living area, while a designated space for dining will also be appreciated. The updated kitchen is a great size with plenty of soft close storage options, bench space and electric cooking.

Both bedrooms are of ample size, the main bedroom offering an enormous built-in robe, while the second bedroom also includes a large free standing mirrored robe. The spacious bathroom with bath and walk-in shower, along with a separate toilet and separate laundry, adds to the rarely seen amount of space in any new two bedroom apartments.

An undercover car park and separate designated car space, along with a storage cupboard are just more reasons the value of this apartment is so impressive. A mere 1km from Westfield Woden and the many government offices, the ability to leave your car at home and not battle for parking is certainly attractive, but the close proximity to Canberra Hospital, excellent public schooling options, public transport and main arterials in all directions also add to the many reasons this location is desired.

Do not delay, enquire today to register your interest and book an inspection before it's too late.

Features:

- Well-presented and clean
- Located on the third and top floor
- Cared for with recent touch ups
- Large, updated kitchen with generous cupboard, storage & bench space
- Heavy drapes
- Covered balcony with a treelined outlook
- Large bathroom with separate full-size bath and shower
- Separate toilet
- Separate laundry
- Designated single carport and additional allocated car park
- Lockable storage unit
- Two bedrooms that capture afternoon sun
- Split system reverse cycle heating & cooling
- Secure external intercom entry
- Separate linen cupboard
- Established communal gardens
- Convenient location, being just a short distance to the Woden shopping complex and an easy commute to the Canberra Hospital

Living area: 74.1m² (approx.)

Balcony: 4.7m² (approx.)

Year of Construction: 1978

EER: 4.0

Outgoings:

General Rates: 349 p/qtr (approx.)

Land Tax (investors): \$403 p/qtr (approx.)

Body Corp Levies: \$1,441.25 p/qtr (approx.)

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