

60b/12 Albermarle Place, Phillip, ACT 2606

Apartment For Sale

Thursday, 11 July 2024



60b/12 Albermarle Place, Phillip, ACT 2606

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Area: 101 m2

Type: Apartment



Anish Sebastian
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\$619,000+

This spacious light filled three-bedroom two-bathroom apartment offers an open plan design in an elevated position within sought after Phillip. All three bedrooms are a generous size and include a main bedroom with renovated ensuite. All bedrooms feature built-in wardrobes. This is an affordable first home opportunity or ideal investment option for young couples and small family. Upon entering, this unit boasts a spacious open plan living area that flows out to a huge balcony perfect for entertaining during summer and sun basking during winter. Master bedroom is segregated in the front of the house from the other bedrooms. Kitchen is equipped with modern appliances with plenty of storage space. Car accommodation is provided by a lock up garage plus an additional car space. Located within close proximity to The Canberra Hospital, Woden Town Centre and number of schools, shops and amenities for an ideal lifestyle. -

Well-presented and updated throughout- Three-bedroom apartment- Main bedroom with renovated ensuite- All bedrooms with built-in robes- Main bathroom with bathtub- Reverse cycle split system heating & cooling- Generous open plan living- Kitchen with modern appliances- Lock up garage - Close to the Canberra Hospital, Woden Town Centre and other amenities - Ready to enjoy immediately
Total Floor Area: 101 sqm approx. Admin fees: \$985.35 per quarter approx. Sinking fund: \$191.66 Total Body Corp Fees: \$1177.01 per quarter approx. Rates: \$649.54 per quarter approx. Land Tax: \$847.71 per quarter approx. (for investors only) All figures are approximate For further details, please contact Anish by submitting an enquiry below or calling on 0450865524. Disclaimer: Confidence Real Estate and the vendor cannot warrant the accuracy on the information provided and will not accept any liability for loss or damage for any errors or misstatements in the information. Some images may be digitally styled/furnished for illustration purposes. Images and floor plans should be treated as a guide only. Purchasers should rely on their own independent enquiries.