

**9/26 Chaseling St, Phillip, ACT, 2606**

LUTON

**Apartment For Sale**

Thursday, 22 August 2024

9/26 Chaseling St, Phillip, ACT, 2606

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**

## Light-filled Top floor Apartment with Low Body Corporate Fees

An ideal first home or superb investment opportunity, this appealing two bedroom apartment is superbly located within walking distance to Canberra Hospital and Woden's bustling town centre.

Situated on the top floor, the North-facing apartment is full of natural light while a clever floorplan gives you a large lounge area with sliding glass doors to the balcony. There is also a separate area for dining which flows on to the neat, functional kitchen with great cupboard and storage space.

Both the well-sized bedrooms have built-in wardrobes, the bathroom, with shower and bath easily accommodates the laundry area and there is a separate toilet. A reverse cycle air conditioner keeps the apartment comfortable and the allocated car space with lockable storage are additional benefits.

Here's a wonderful opportunity to take your first step onto home ownership in a freshly painted, low maintenance apartment with very attractive body corporate fees. Investors will appreciate the opportunity to have a rental property so appealing to tenants who will love the close proximity to Canberra Hospital, Woden Bus Interchange and the town centre's many offices and retail outlets.

### Features

- ☑ Spacious top floor apartment
- ☑ Light-filled living
- ☑ Balcony facing North
- ☑ Fresh coat of paint through-out
- ☑ One reverse cycle split system
- ☑ One car space with lockable storage
- ☑ Great investment potential with a rental appraisal of \$440 to \$460 per week
- ☑ Walking distance to Canberra Hospital, Westfield Woden, and The Woden Bus Interchange

EER: 0.5

Living size: 74m<sup>2</sup> plus 6m<sup>2</sup> balcony (approx.)

Land Tax: \$3,066 p.a (approx.)

Land rates \$2,200 p.a (approx.)

Body Corporate \$2,686 p.a (approx.)