

**4B/12 Albermarle Place, Phillip, ACT, 2606**



**Unit For Sale**

Thursday, 15 August 2024

4B/12 Albermarle Place, Phillip, ACT, 2606

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Type: Unit**



Josh Yewdall  
0430213909

## Stunning 1 bedroom in the vibrant heart of Phillip

Located in the vibrant heart of Phillip, this stunning 1 bedroom home offers an exceptional living opportunity coupled with comfort and convenience. This stunning property is located only a short 300m away from Canberra's main hospital perfect for staff, investors, or downsizers looking to be close by.

Upon entering the home, you are greeted by a beautiful sundrenched open-plan living space that is north-facing. The gorgeous low-maintenance Blackbutt hybrid timber flooring flows throughout the unit and complements the light-filled space.

Seamlessly flowing off your main living area, is the well-appointed kitchen that features a laminate benchtop, ample storage, and all electrical appliances such as dishwasher, oven, and cooktop. Plenty of benchtop space makes this a perfect area for the culinary enthusiast to have friends and family over for dinner and drinks.

Also featured in this property is the spacious bedroom with plush warm carpeted floors perfect for relaxation and winding down. Complementing the bedroom is a large built-in robe, ensuring a clutter-free space and ample storage.

Off the main bedroom, is your well-maintained bathroom. With sleek finishes and a large shower space, this is the perfect space to unwind or prepare for the day going through your daily routine. To maximise space saved, the bathroom also includes a European-styled laundry with a high-quality electric dryer.

A private north-facing balcony extends off the main living area providing an oasis away from the stresses of life. Whether enjoying a morning coffee or unwinding after a long day, this outdoor area offers a peaceful refuge.

Conveniently located within a 300m walk of the Canberra Hospital, and a short walk to Westfield Woden, Woden bus interchange, fabulous restaurants and cafes! This home is also closely located to great schools such as Marist College, Sacred Heart, and Torrens Primary School.

- \* High growth area and location
- \* Perfect live in or investment property
- \* Great development located 300m from Canberra Hospital
- \* 46sqm of internal living
- \* 8sqm North facing balcony
- \* Large open plan living space
- \* Beautiful hybrid timber flooring through living space
- \* Spacious open plan kitchen. Equipped with all electric appliances - Cooktop, oven, dishwasher
- \* Large one bedroom with an abundance of natural light and large BIR
- \* Perfectly positioned to local transport, shops, cafes and upcoming upgrades with CIT, Interchange, Hellenic Club and light rail.

Strata: \$687pq (approx.)

Rates: \$2,157pa (approx.)

Land Tax: \$2,739pa (approx.)

EER: 4.5

Whilst all care has been taken to ensure accuracy in the preparation of the particulars herein, no warranty can be given, and interested parties must rely on their own enquiries. This business is independently owned and operated by Belle Property Canberra. ABN 95 611 730 806 trading as Belle Property Canberra."??

??