



Chifley, 71/17 Medley Street

RENOVATED & READY

Located in the heart of Woden on the ground of the popular 'Hermitage' complex, unit 71 represents modern interiors, amazing storage, functionality and a fantastic lifestyle. Renovated with care throughout, this ideally located apartment presents a perfect opportunity for any buyer - a first home buyer looking to move straight in and enjoy, a downsizer looking for a modern ground floor home with no internal steps but still with some garden to care for, or the astute investor recognising the ideal opportunity for a modern and easy care property in a location which continues to grow.

Stepping inside the home, fresh timber look flooring, large windows and leafy aspects brighten the space. The living area is incredibly spacious, flowing to the courtyard with ease, also providing rare yet highly desired storage with a walk in storage room and additional linen closet. The kitchen has been renovated in a timeless design, featuring stone benchtops, sleek cabinetry & ample bench space with electric cooking. A spacious courtyard offers garden beds, paved areas and hedging for privacy and automated



For Sale
\$379,000 +

View
ljhooker.com.au/HXBH5W

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EER ★★★★★

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irrigation system.

Rare for an apartment, a reception area between the living area and bathroom provides delightful segregation and additional storage space with a large linen closet. The bedroom is also incredibly spacious, with built in cabinetry plus mirrored sliding robe. The bathroom has also been tastefully updated with separate bath and shower (a rare find in an apartment), new vanity and WC.

The home includes a separate laundry, a covered carport plus additional single allocated carspace. There are bus stops close by on Athllon Drive and Hindmarsh Drive and the complex is on the doorstep of the Woden CBD and Phillip business district. With major existing infrastructures such as the Canberra hospital and many new development projects already underway in the Woden CBD such as the light rail and new CIT campus, this is an excellent opportunity to secure a central property in the heart of Woden Valley.

Features Include:

- Ground floor in popular Hermitage complex
- Short walking distance to the Woden Town Centre and public transport
- Renovated & move in ready
- Spacious lounge and dining area with timber flooring
- Light-filled, modern kitchen with plenty of cupboard space, stone benchtops, oven and custom splashback
- Modern bathroom with separate bath and shower
- Spacious courtyard
- Large separate laundry with storage
- Allocated single covered carport plus single carspace
- Replaced solid wood interior doors

Living Size: 61m2 living + courtyard (approx.)

Year Built: 1978

Body Corporate Fees: \$1,296.19 p.q (approx.)

Land Rates: \$625.00 p.q (approx.)

Land Tax: \$839.37p.q (approx.) (only if rented)

EER: 5.5 stars

More About this Property

Property ID	HXBH5W
Property Type	Apartment
House Size	61 m2
EER	5.5

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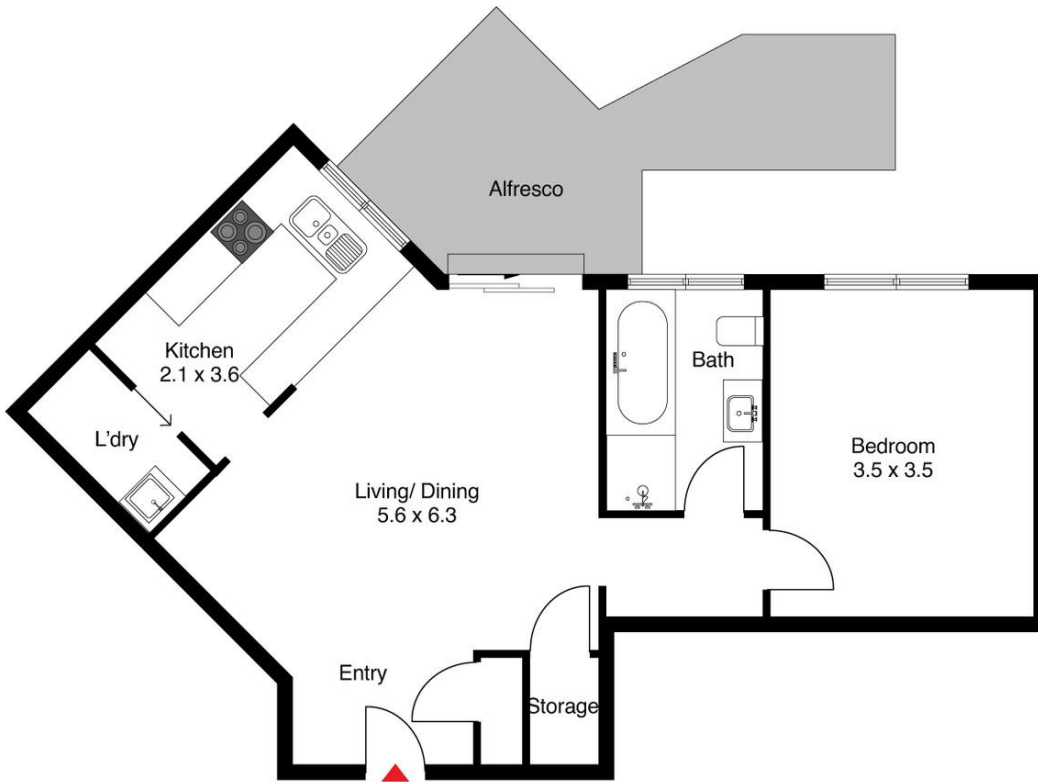
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The site plan and area not to scale; measurements are indicative and in metres. Bushes and trees are placed for illustration purposes. Plans should not be relied on. Interested parties should make and rely on their own enquiries.



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