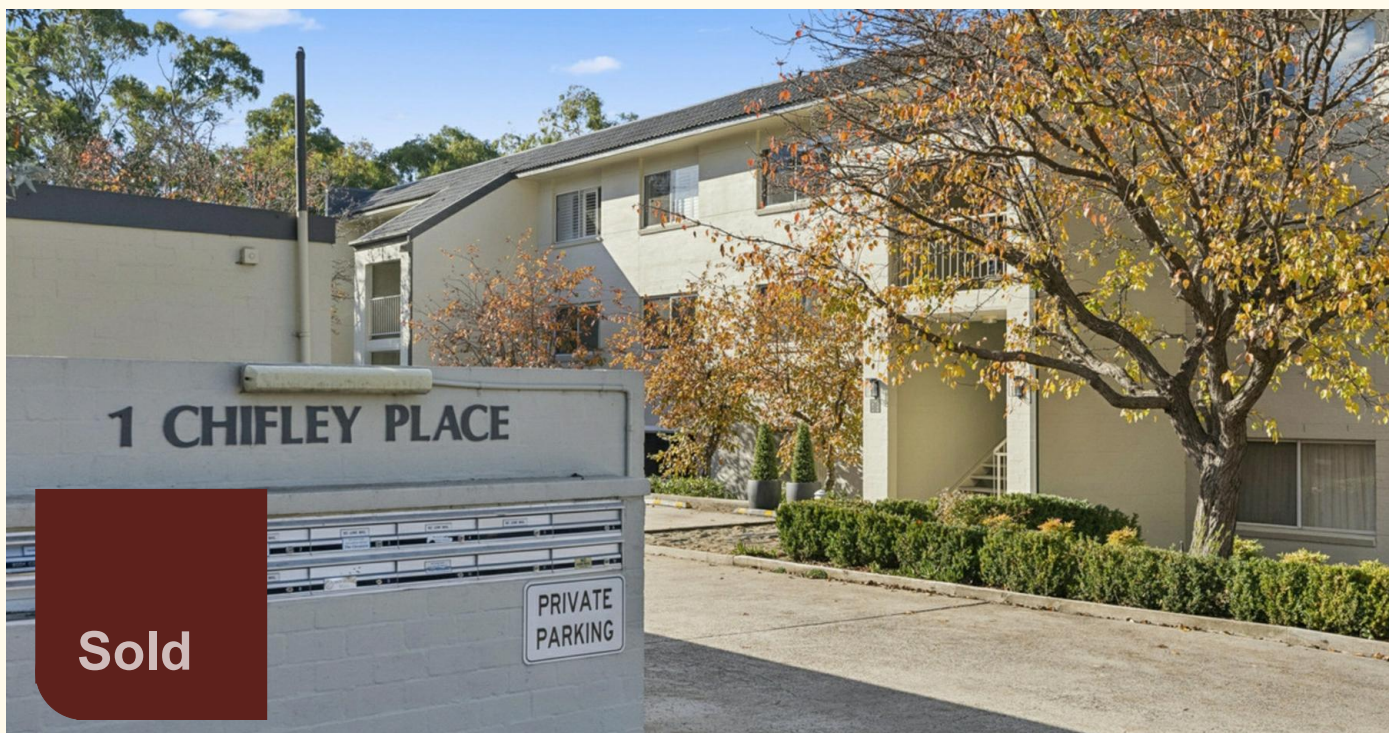




12/1 Chifley Place, Chifley

A private, peaceful home amongst the treetops

Perfectly positioned in the heart of sought-after Chifley, this immaculate two-bedroom apartment delivers effortless living with outstanding convenience and a beautiful leafy outlook. Overlooking treetops and the neighbouring oval from the light-filled living area and private balcony, the home offers a peaceful green aspect while being just moments from the vibrant local shops, cafés, Woden Town Centre and Canberra Hospital. Whether you are a first home buyer, downsizer or investor, this is an exceptional opportunity to secure a move-in-ready residence in a tightly held locale. Inside, the thoughtfully designed floorplan combines comfort and practicality with stylish modern upgrades throughout. The well-appointed kitchen features electric cooking, a dishwasher, excellent cupboard storage and a functional breakfast bar, flowing seamlessly into the spacious open-plan living and dining area. Recently upgraded high-quality timber-look vinyl flooring enhances the interiors, while retrofitted double glazing to both bedroom windows ensures remarkable peace and quiet by eliminating road noise. Accommodation includes two well-sized bedrooms, both serviced by a centrally located bathroom complete with a separate bath and shower, adjacent separate WC, concealed laundry and linen storage for added functionality. The apartment also includes a reverse cycle heating and

2 1 1

FOR SALE
\$549,000 +

AGENTS

Jane Macken
0408 662 119
jane.macken@ljhwodenweston.com.au

Emma Irwin
04224 15008
emma.irwin@ljhwodenweston.com.au

AGENCY

LJ Hooker Woden | Weston
(02) 6288 8888

All information contained therein is gathered from relevant third parties sources.
We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.



cooling unit to the living area and a single covered carport for everyday convenience.

Positioned directly beside the Chifley local shops with a grocer and café at your doorstep, the lifestyle on offer is second to none. The Chifley oval benefits from a Childrens playground, BBQ area and a very strong local dog community. Enjoy easy walking access to Woden Town Centre, public transport, restaurants, parkland and Canberra Hospital, with excellent connectivity to the City and surrounding town centres.

Features:

- Immaculate two-bedroom apartment in an ultra-convenient location
- Beautiful leafy outlook over treetops and the local oval
- Light-filled living area opening onto private balcony with pet door
- Quality timber-look vinyl flooring throughout
- Retrofitted double glazing to bedroom windows for peace and quiet
- Functional kitchen with dishwasher, electric cooking and breakfast bar
- Excellent cupboard and storage space
- Centrally located bathroom with bath and shower
- Separate WC
- Concealed laundry and adjacent linen closet
- " Single covered carport
- " Positioned directly next to Chifley shops and oval including A Bite To Eat café and local grocery store
- Walking distance to Woden Town Centre and Canberra Hospital
- Ideal for first home buyers, downsizers and investors alike
- Well maintained common areas with security cameras

Living size: 91m2 living + 17.5m2 balcony (approx.)

Rates: \$479.05 p.q (approx.)

Land tax: \$657.38 p.q (approx.) (only if rented)

Body corporate: \$1,195.20 p.q (approx.)

Construction: 1989

EER: 4.5 stars

MORE DETAILS

Property ID	JX2H5W
Property Type	House
EER	4.5

Jane Macken 0408 662 119

Franchise Owner, Licensee, Licensed Agent ACT/NSW |

jane.macken@ljhwodenweston.com.au

Emma Irwin 0422415008

Sales Consultant to Jane Macken |

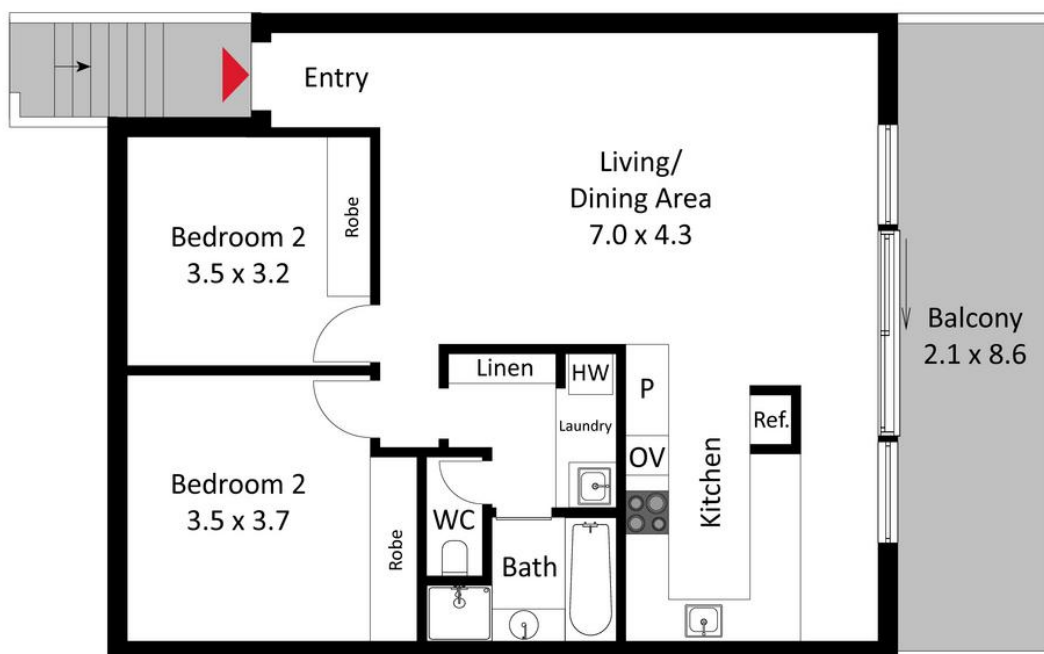
emma.irwin@ljhwodenweston.com.au

LJ Hooker Woden | Weston (02) 6288 8888

23 Brierly Street, WESTON CREEK ACT 2611

westoncreek.ljhooker.com.au | reception@ljhwodenweston.com.au





The floor plan is not to scale; measurements are indicative and in metres. Exterior elements are not in position. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

12/1 Chifley Place, Chifley