Chifley, 12/6 Maclaurin Crescent

Ready to Sell

Have you been seeking a two bedroom apartment in Woden but wanted something genuine and solidly built; that is where you didn't have to worry about future yet to be found problems which will drain your bank account. Build in the mid 70's "Melrose Village" is a 3 storey apartment building that has stood the test of time. The external and internal walls of the apartment are solid brick, so renovations are easy to accomplish

People acquire these type of properties because what may have been going to happen has happened. Located on the top floor it is old school floor plan offers a generous living & dining room, large separate kitchen and a full-length East facing balcony. Both bedrooms have windows on external walls, so you have access to natural sunlight and fresh air.

Located on the edge of Woden and Phillip, you have access to all of the services including the Woden Westfields, Government offices, the bus interchange, Hoyts Cinemas and a range of clubs' pubs and restaurants for your enjoyment. And of course, the Chifley shops

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For Sale
$429,950

View
ljhooker.com.au/HNZG0F8H

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EER ★★★★☆☆

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LJ Hooker

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We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

have been reinvigorated over the years and include the much-loved café & bar, A Bite to Eat, the Chifley Grocer and other services.

Take advantage of the opportunity to enter the market by calling today or come along to the next open home.

Features:
* Laminated Timber Floors to Living area
* Carpets to Bedrooms
* Reverse Cycle Air Conditioning Unit to Living Area
* Security Access
* Tiled Roof Carport
* Separate Storage Cupboard
* Near to major Public Transport Terminal
* Walking distance to Woden Town Centre
* Only 4 minutes from the Canberra Hospital Precinct

* Living Size: 74.32 sqm
* Balcony Size: 14.49 sqm
* EER: 4.0
* Rates: $2,673.60 p.a.
* Strata: $3,143 p.a.
* Land Tax: $3,425.31 p.a. (investors only)

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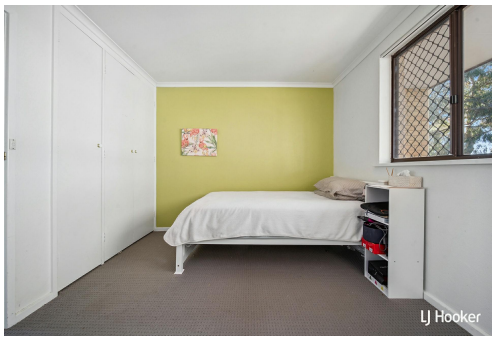

More About this Property

Property ID	HNZG0F8H
Property Type	Unit
House Size	74 m²
EER	4
Including	Air Conditioning Balcony Floorboards Built-in-Robes

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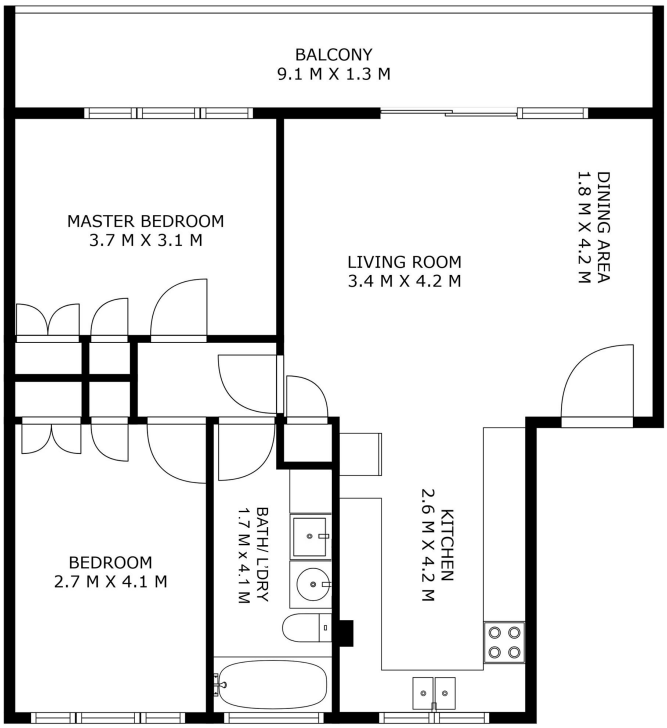

12/6 Maclaurin Cres, Chifley

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Disclaimer: Plans are indicative only and should be checked by the prospective purchaser.
Plans shown are for presentation purposes and are not part of any legal document. All measurements and figures are approximate.
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aperture media house

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