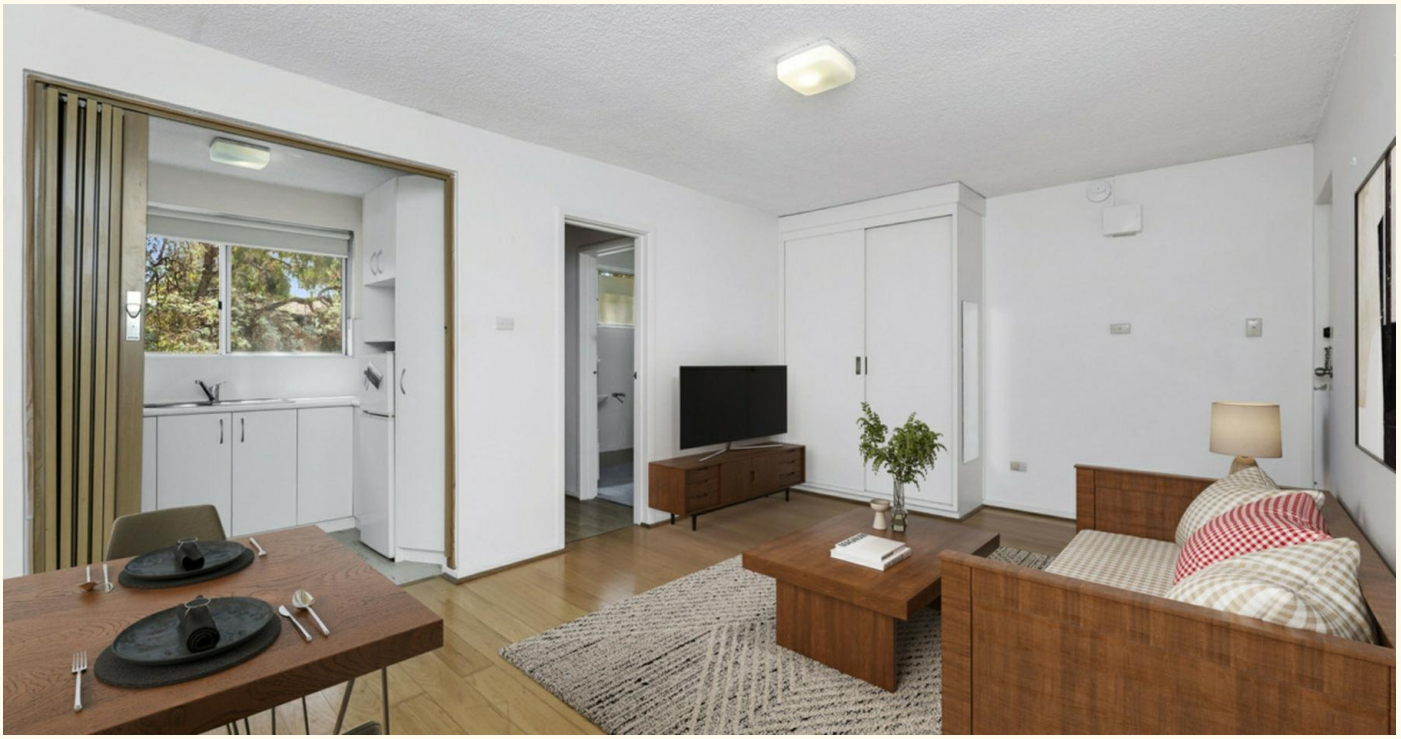








49/27-35 Coxen Street, Hughes

Prime Hughes Position with Everyday Convenience

Nestled in one of Canberra's most sought-after inner south suburbs, this affordable studio apartment presents an outstanding opportunity for first home buyers, investors and those seeking a low-maintenance lifestyle in a premium location.

Positioned within a peaceful, leafy development, the apartment enjoys a pleasant outlook and easy access to some of Canberra's best amenities. The vibrant Hughes Shops are just a short stroll away, Westfield Woden is less than 2km from your doorstep, and Hughes Primary School is within easy walking distance. With the City, Parliamentary Triangle and Canberra Hospital all close by, the location offers exceptional convenience.

Inside, timber flooring adds warmth and character, while the functional kitchen features an electric cooktop, under-bench oven and a leafy outlook. The open plan living, dining and bedroom space includes a built-in robe, creating a practical and comfortable layout. A separate bathroom and shared off-street parking complete the offering. Currently tenanted on a month-to-month basis by a long-term tenant, this property provides flexibility for both investors and owner-occupiers alike.

0 1 0

FOR SALE
$220,000+

VIEW
Sat 31st Oct @ 9:30AM - 10:00AM

AGENTS

Sally McCallum
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Andrew Curren
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AGENCY

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

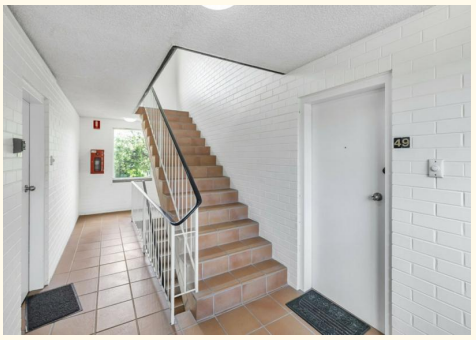
Features:
- Studio apartment in highly desirable Hughes
- Timber flooring throughout
- Open plan living, dining and bedroom area
- Built-in robe
- Kitchen with electric cooktop and under-bench oven
- Leafy outlook from the kitchen
- Separate bathroom
- Off-street parking
- Established, leafy complex with lawn areas
- Long-term tenant currently on a month-to-month lease
- Approximately 4-minute walk to Hughes Shops
- Under 2km to Westfield Woden
- Approximately 7-minute walk to Hughes Primary School
- Easy access to the City, Parliamentary Triangle and Canberra Hospital

Facts & Figures:
- Living size 33m2
- EER 6 stars
- Rates $2.751.91 per annum
- Land Tax $3,480.94 per annum (If applicable)
- Body Corporate $841.00 per quarter
- Rental Appraisal $330 - $350 per week.

Disclaimer:
Please note that while all care has been taken regarding general information and marketing information compiled for this advertisement, LJ HOOKER TUGGERANONG does not accept responsibility and disclaim all liabilities in regard to any errors or inaccuracies contained herein. Figures quoted above are approximate values based on available information. We encourage prospective parties to rely on their own investigation and in-person inspections to ensure this property meets their individual needs and circumstances.

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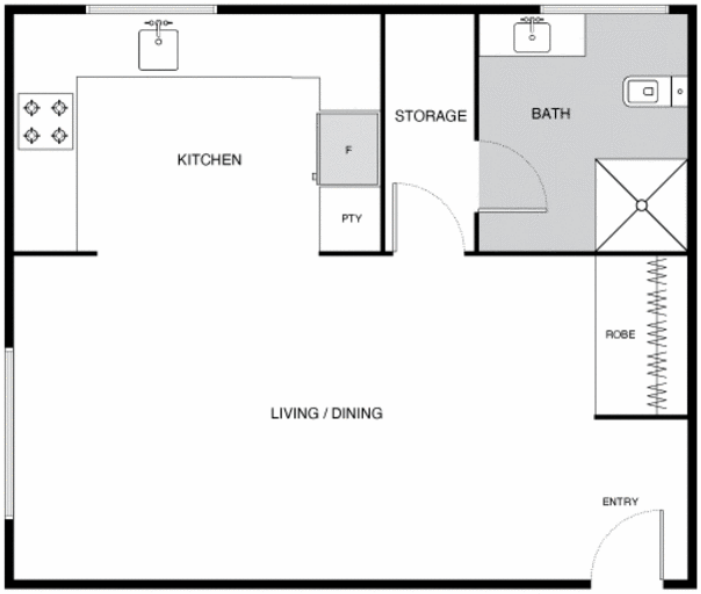
MORE DETAILS

Property ID	CVMHQH
Property Type	Studio
House Size	33 m2
EER	6

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Principal / Franchise Owner | Andrew.curren@ljhooker.com.au

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LJ Hooker Tuggeranong

49/27-35 Coxen Street, Hughes

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