



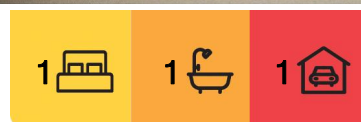
## Phillip, 45/12 Albermarle Place

Inner Woden Apartment with wonderful outlook

Location is everything and this charming first floor 1-bedroom apartment in the heart of Woden is perfectly situated at the front of the complex. Overlooking gorgeous established trees and well-kept gardens rather than other apartments. This apartment feels like you are part of nature. Located in Cammeray Court within the quaint Central Park development and across the road from the Canberra Hospital and Philip Playing Fields the location is hard to beat!

The apartment features fresh paint, a spacious north facing living area, well-appointed kitchen with modern appliances, and a private balcony perfect for enjoying your morning coffee or entertaining guests. The bedroom is generously sized and includes built-in wardrobes for ample storage space. The two-way bathroom is large and includes a corner bath and laundry.

Parking is covered with a carport and storage cage.



**For Sale**  
\$365,000+

**View**  
[ljhooker.com.au/CC2HQH](https://ljhooker.com.au/CC2HQH)

**Contact**  
**Sally McCallum**  
0410 835 087  
[sally.mccallum@ljhooker.com.au](mailto:sally.mccallum@ljhooker.com.au)

**Andrew Curren**  
0424 288 717  
[Andrew.curren@ljhooker.com.au](mailto:Andrew.curren@ljhooker.com.au)

**EER** ★★★★★★

**LJ Hooker Tuggeranong**  
(02) 6189 0100



**Disclaimer:** 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.

Perfect for first-time homebuyers or investors looking to enter the market.

Don't miss out on this fantastic opportunity to own a piece of urban living in Phillip. Contact us today to arrange a private inspection and make this property yours for \$375,000+.

Features:

- 56m2 internal living
- 7m2 covered balcony
- Open plan living
- Split System Heating and Cooling
- Fresh Paint
- Built-in robes in oversized bedroom
- Bathroom and laundry combined with corner bath
- Carport with lock up additional storage
- Within Walking Distance to Woden Town Centre Amenities & Canberra Hospital

Built: 1994

EER: 6 Stars

Rates: \$2136 per annum

Land Tax: \$2708 per annum

Body Corporate: \$668.68 per quarter

Rental estimate: \$420 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.

## More About this Property

Property ID	CC2HQH
Property Type	Apartment
House Size	63 m <sup>2</sup>
EER	5.5

**Sally McCallum 0410 835 087**

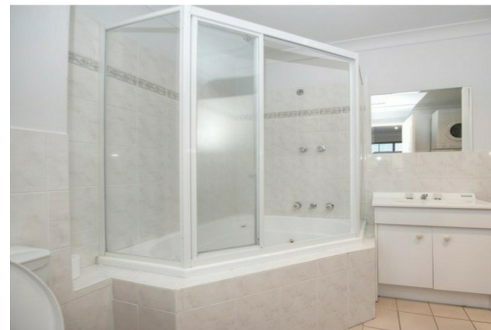
Sales Consultant | [sally.mccallum@ljhooker.com.au](mailto:sally.mccallum@ljhooker.com.au)

**Andrew Curren 0424 288 717**

Principal / Franchise Owner | [Andrew.curren@ljhooker.com.au](mailto:Andrew.curren@ljhooker.com.au)

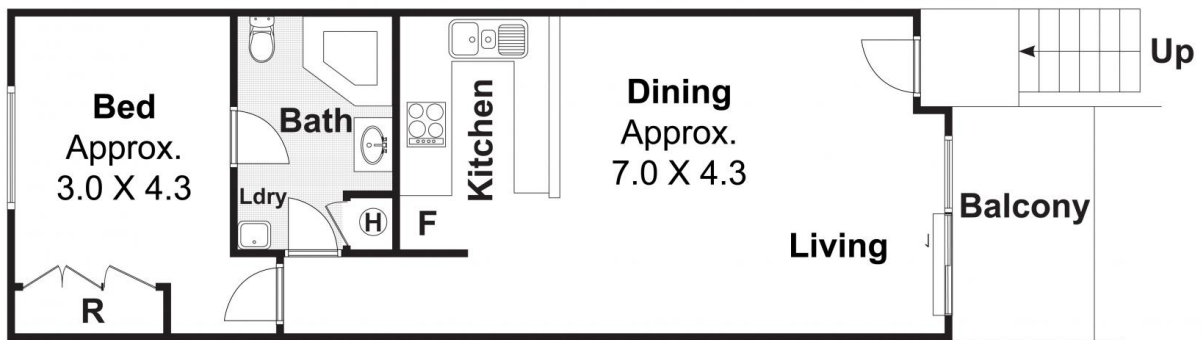
**LJ Hooker Tuggeranong (02) 6189 0100**

Suite 1, 1st Floor, South Point Shopping Centre, 210 Anketell Street  
[tuggeranong@ljhooker.com.au](mailto:tuggeranong@ljhooker.com.au) | [tuggeranong@ljhooker.com.au](mailto:tuggeranong@ljhooker.com.au)



**Disclaimer:** 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.

**LJ Hooker Tuggeranong**  
**(02) 6189 0100**



Approx.



Measurements are approximate. Not to Scale. For Illustrative purposes only.

## Unit 45 'Central Park' 12 Albermarle Place, Phillip ACT 2606

0m 2m 4m 6m



**LJ Hooker Tuggeranong**  
(02) 6189 0100

**Disclaimer:** 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.