



4C/12 Albermarle Place, Phillip




## Family sized, north facing apartment

It's rare to find an apartment that ticks every box - family sized with separate living areas, north facing with a green aspect and ideally located - a short walk to Woden Town Centre and the Canberra Hospital. It feels like home, not an apartment.

Perfectly positioned in an idyllic Phillip setting amidst leafy surrounds, at the front of the complex. Set within the wonderful Cammeray Court known for spacious abodes and its proximity to the ever-growing Woden Precinct, is this outstanding opportunity too good to miss!

At the heart of number 4 you'll love the space on offer, ideal living provided by two separate living and entertaining areas. Positioned on the end of the complex, the home embraces a northerly aspect and additional natural light provided by extra windows and a second private balcony. The kitchen is centrally located and well equipped including ample bench and storage space, 900mm electric cooking and dishwasher. A sliding door opens up to invite you onto a balcony, elevated to capture cooling breezes whilst enjoying leafy and green views and having a relaxing drink with friends.

Accommodation is in the form of three spacious bedrooms, all with

3  2  2 

**FOR SALE**  
\$589,000 +

### AGENTS

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### AGENCY

LJ Hooker Woden | Weston  
(02) 6288 8888

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

 **LJ Hooker**

leafy vistas from each window. The master bedroom offers dual robes and an ensuite with bath and access to the northerly balcony. The master bathroom also offers a bath, shower, laundry facilities and separate WC for added convenience.

Located on the first floor with only one flight of stairs. Close to Canberra Hospital, Westfield Woden and easy access to Hume, Fyshwick and the City Centre. Additional features include a reverse cycle air-conditioning unit, incredible space and storage as well as single car garage with extra storage plus single carport - a rare finding.

- North facing
- Separate living and dining areas
- Large balcony with leafy outlook
- Kitchen with great cabinetry storage and bench space plus 900mm electric cooking and dishwasher
- Three bedrooms all with built in robes, master with dual robes and ensuite
- Spacious main bathroom with concealed laundry and separate WC
- Reverse cycle split system
- Single vehicle garage with loads of storage and single carport

Living size: 99m2 Living + 17m2 Across two Balconies (approx.)  
Rates: \$1,900.33 p.a (approx.)  
Land tax: \$2,467.36 p.a (approx.) (only if rented)  
Body corporate: \$1,253.41 p.q (approx.)  
Construction: 1994  
EER: 4.5 Stars

## MORE DETAILS

Property ID	JCVH5W
Property Type	Apartment
House Size	116 m2
EER	4.5

### Jane Macken 0408 662 119

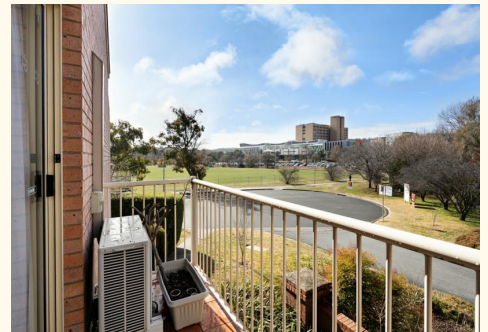
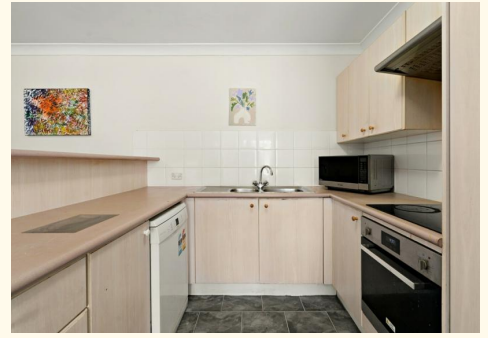
Franchise Owner, Licensee, Licensed Agent ACT/NSW |  
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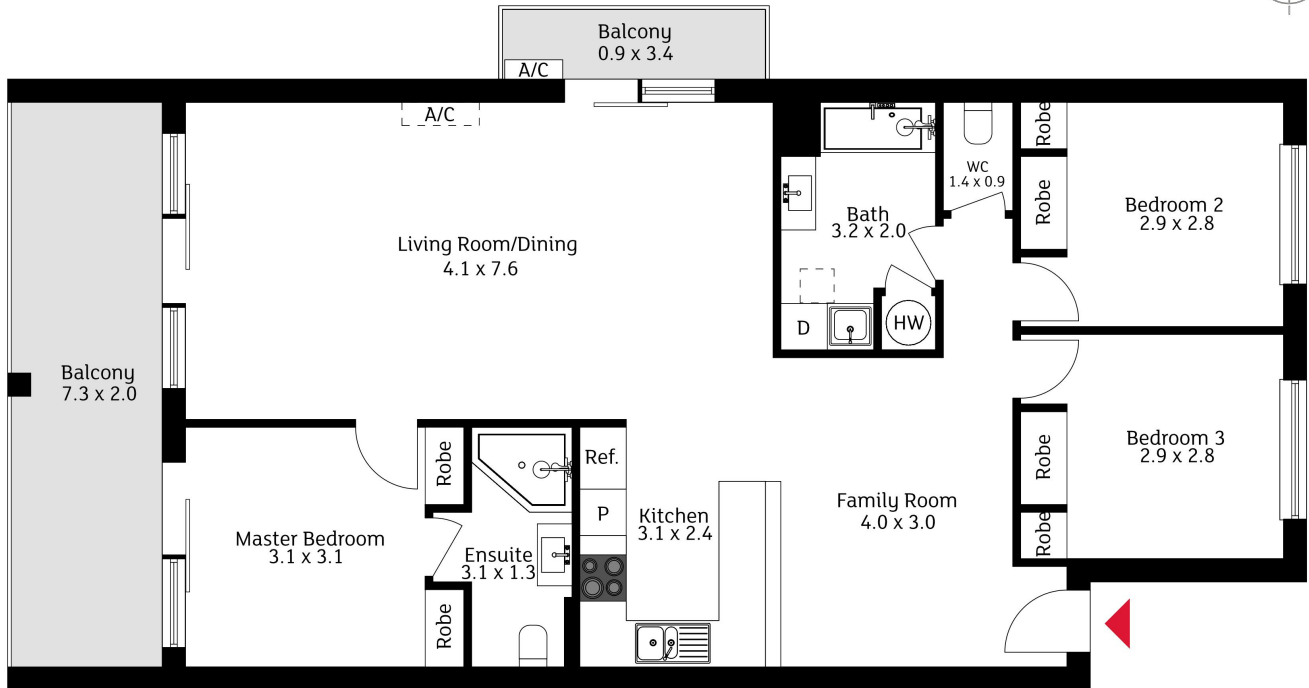
### Emma Irwin 0422415008

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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.

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