



79/47 Dover Court, Phillip

Ground Floor and Fully Renovated

Please note: This is Unit 47 in 'Dover Court' within 12 Albermarle Place, Phillip.

Perfectly positioned just moments from Canberra Hospital, Westfield Woden, and an array of cafés, restaurants, and transport options, this updated one-bedroom apartment presents an ideal opportunity for first home buyers, downsizers, investors, or fly-in fly-out professionals.

Privately set on the ground floor and surrounded by manicured hedges, this residence enjoys a peaceful leafy outlook and a true sense of privacy.

Inside, fresh updates ensure the home is move-in ready, with new flooring, fresh paint, and a renovated kitchen and bathroom. The open-plan layout and north-facing orientation fill the living area and bedroom with natural light, creating a warm and welcoming atmosphere that feels more like a home than an apartment.

The spacious bedroom includes a built-in wardrobe and tranquil garden views, while the combined bathroom and laundry offer everyday convenience.

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FOR SALE
\$369,000 +

VIEW
Thu 2nd Apr @ 1:00PM - 1:30PM

AGENTS
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AGENCY
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(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.

 **LJ Hooker**

With a dedicated carport, secure storage, and easy access to shops, health services, and transport, this property delivers a low-maintenance lifestyle in an ultra-convenient location.

Features:

- Ground floor apartment with private entry and no stairs
- Spacious open-plan living and dining area
- North facing living area and courtyard
- Well-equipped renovated kitchen
- Bedroom with built-in robe and leafy aspect
- Renovated bathroom with integrated laundry
- Carport with additional storage
- Minutes to Canberra Hospital, Woden Town Centre, cafes, restaurants, clubs, and transport

Details (approx.):

Living: 56m²;

Body corporate: \$772 p.q (approx)

Rates: \$1,882 p.a (approx)

Land Tax: \$2,089 p.a (approx)

Construction: 1994

EER: 6.0

MORE DETAILS

Property ID	J8XH5W
Property Type	Apartment
House Size	56 m ²
EER	6

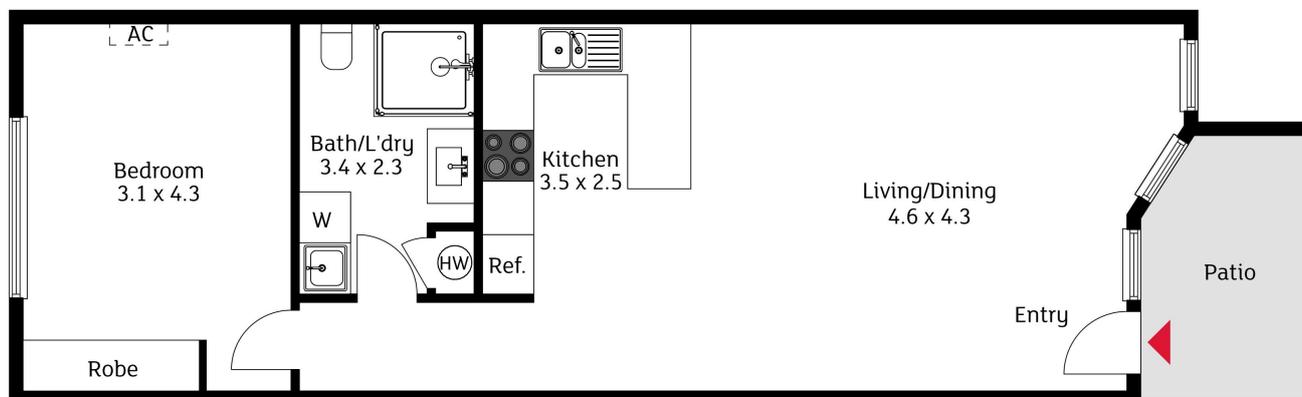
Andy Greenberger 0400 819 650

Senior Sales Consultant - Licensed Agent |
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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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