



Phillip, 80/12 Albermarle Place

Convenient & Low-Maintenance Living in the Heart of Woden!

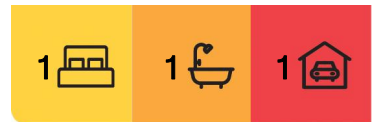
NOTE - for inspections please note the apartment is set to the rear (southern section) of the complex in Byron Court - 80 Byron Court, Central Park, 12 Albermarle Place, Phillip

Discover this charming first-floor 1-bedroom apartment in the heart of Woden, perfectly situated within walking distance to all the amenities that the town centre has to offer. With its practical location, quality features, this property presents an excellent opportunity for both investors and first-time homebuyers.

Positioned in the desirable Byron Court within the quaint Central Park development, this 1-bedroom apartment offers a blend of comfort, convenience,



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.



For Sale
\$369,000+

View
ljhooker.com.au/GFNH5W

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EER ★★★★★★

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and affordability. Boasting a strategic location in Woden, residents are just a stone's throw away from the Canberra Hospital, Westfield Woden, quality schools, public transport options, and the newly opened restaurant and bar precinct.

Low maintenance, ideal for those seeking convenience and practical living. Perfect for investors or first-time homebuyers looking to enter the market. The generous-sized bedroom features built-in robes, providing ample storage space for your belongings.

Step inside this well-presented apartment, where exceptional quality and attention to detail abound. The practical open floor plan seamlessly combines comfort and functionality, ensuring a seamless living experience. The well-appointed kitchen overlooks the spacious living area and is equipped with easy-to-use electric appliances, ample bench space, and plenty of cupboard storage.

Carport with attached storage area for added convenience. Excellent energy efficiency, contributing to cost-effective living. Close proximity to the proposed light rail route, ensuring convenient commuting options. A covered balcony, perfect for relaxation and outdoor enjoyment.

Don't Miss Out! This well-priced and conveniently located apartment won't stay on the market for long. Embrace a lifestyle of ease and accessibility, all within a vibrant and thriving community. Whether you're looking for a smart investment or a comfortable place to call home, this property ticks all the boxes.

Features:

- 56m2 internal living
- 8m2 covered balcony
- Open plan living
- Split System Heating and Cooling
- Ceiling Fan in Living
- 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

Built: 1994

EER: 6 Stars

Rates: \$334.98 p.q.

Land Tax: \$384.94 p.q.

Body Corporate: \$623.35 p.q.



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More About this Property

Property ID	GFNH5W
Property Type	Apartment
House Size	56 m ²
EER	6

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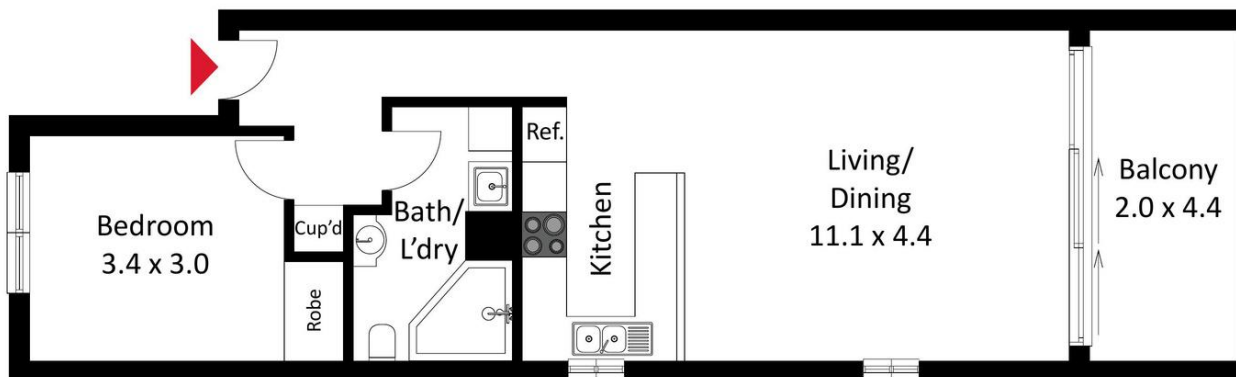
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The site plan and floor plan are not to scale; measurements are indicative and in metres. Bushes and trees are placed for illustration purposes. Plans should not be relied on. Interested parties should make and rely on their own enquiries.



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