







10a/12 Albermarle Place, Phillip

RENOVATED & READY

Note : This is unit 10 within Avalon Court in Albermarle Place

Located in the heart of Woden on the ground floor, unit 10A represents modern interiors, open plan living, functionality and a fantastic lifestyle. Updated with care throughout, this ideally located apartment presents a perfect opportunity for any buyer - a first home buyer looking to move in and enjoy, a downsizer looking for a modern ground floor home with no internal steps but still with some greenery, or the astute investor recognising the ideal opportunity for a modern and easy care property in a location within walking distance to The Canberra Hospital or Woden Town Centre.

Stepping inside the home, fresh timber look flooring, large windows and leafy aspects brighten the space. The living area is incredibly spacious, flowing to the courtyard with ease. The kitchen has been well maintained, including ample bench and storage space plus upgraded electric cooktop, oven, rangehood and dishwasher. A covered courtyard offers a paved sitting area and hedging for privacy.

The bedroom is also incredibly spacious, with built in robe and ceiling fan. The bathroom has also been fully renovated to include frameless shower and rainfall showerhead, quality floor to ceiling tiles plus laundry facilities with storage.

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FOR SALE
$355,000+

AGENTS

Jane Macken
0408 662 119
jane.macken@ljhwodenweston.com.au

Emma Irwin
0422415008
emma.irwin@ljhwodenweston.com.au

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.

Walking distance to The Canberra Hospital and Westfield Woden plus easy access to Hume, Fyshwick and the City Centre. Additional features include a reverse cycle air-conditioning unit in the living area and single carport with storage cage.

- Open plan kitchen, living and dining
- Kitchen with electric cooking, dishwasher, plenty of bench and storage space
- Bedroom with built-in robes and ceiling fan
- Reverse cycle heating and cooling unit in the living area
- Renovated bathroom & laundry
- Covered outdoor entertaining area
- One covered carport with storage cage
- Rental potential of up to $500 per week

Living Size: 55m2 living + courtyard (approx.)
Year Built: 1994
Body Corporate Fees: $772.93 p.q (approx.)
Land Rates: $1,751.47 p.a (approx.)
Land Tax: $2,170.52 p.a (approx.) (only if rented)
EER: 5 stars

Also Known as: 127/10 Avalon Court, Phillip ACT 2606
NB: Imagery is prior to tenancy











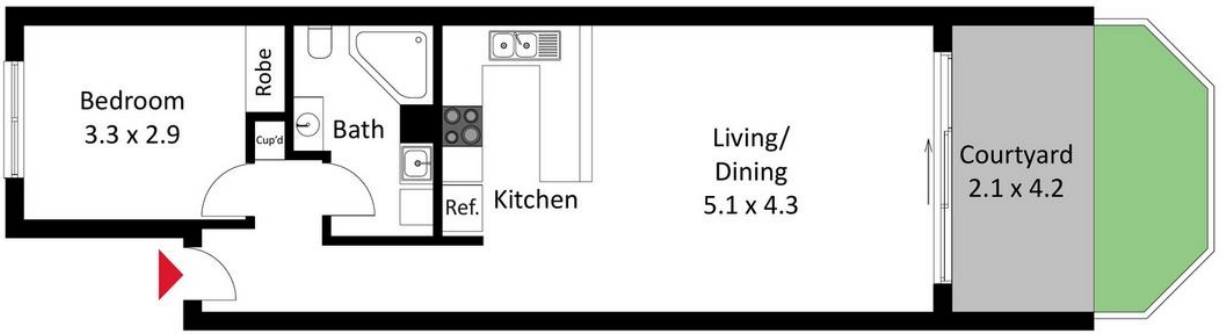
MORE DETAILS

Property ID	JKFH5W
Property Type	Unit
EER	1

Jane Macken 0408 662 119
Franchise Owner, Licensee, Licensed Agent ACT/NSW | jane.macken@ljhwodenweston.com.au
Emma Irwin 0422415008
Sales Consultant to Jane Macken | emma.irwin@ljhwodenweston.com.au

LJ Hooker Woden | Weston (02) 6288 8888
23 Brierly Street, WESTON CREEK ACT 2611
westoncreek.ljhooker.com.au | reception@ljhwodenweston.com.au

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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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