

# 28 Avalon Court, Phillip, ACT, 2606

## Apartment For Sale

Friday, 1 November 2024



28 Avalon Court, Phillip, ACT, 2606

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**



Jack Wilson  
0402367713



Chris Wilson  
0418620686

## Sunny North-Facing Apartment with Leafy Outlook and Prime Location

Enjoy the perfect blend of convenience and comfort in this first-floor, north-facing apartment. Boasting a private balcony with serene, leafy views, this light-filled home is ideal for first-home buyers, hospital staff, or investors seeking a hassle-free property in the heart of Woden.

The spacious, open-plan living area features stylish hybrid wood flooring that complements the neutral colour scheme, flowing seamlessly to the kitchen, which offers ample storage and an electric cooktop. The main bathroom, equipped with a shower-over-spa bath, cleverly incorporates the laundry while maximizing space.

The generously sized main bedroom enjoys a calming green outlook through a large window and includes a roomy built-in robe. Completing this fantastic property is a covered carport and storage cupboard, making it an excellent opportunity in the ever-desirable "Central Park".

Geographically "Central Park" is ideal for those needing to attend the ever-expanding Canberra Hospital but the convenience stretches far further. Located less than 1.5kms from Westfield and the centre of Woden, main arterials north or south are on your doorstep and the public transport options very close by can get you all corners of the ACT with ease.

Don't miss out—contact us today to register your interest, receive more information or book a private inspection.

### Features:

- Prime Woden location, close to Canberra Hospital & Woden Town Centre
- North-facing living area with private balcony overlooking greenery
- Light-filled, open-plan living with hybrid wood flooring
- Spacious kitchen with ample storage and electric cooktop
- Large bathroom with shower-over-spa bath and laundry area
- Covered carport and secure storage

Apartment Size: 56m<sup>2</sup>

Balcony Size: 6m<sup>2</sup>

Year of Construction: 1994

EER: 6.0

### Outgoings:

General Rates: \$544 p/qtr (approx.)

Land Tax (investors): 692 p/qtr (approx.)

Body Corp Levies: \$705 p/qtr (approx.)

Disclaimer: The material and information contained within this marketing is for general information purposes only. Cream Residential Pty Ltd does not accept responsibility and disclaim all liabilities regarding any errors or inaccuracies contained herein. We recommend all interested parties to make further enquiries and seek further advice. You should not rely upon this material as a basis for making any formal decisions.