

# 1/15 Mansfield Place, Phillip, ACT 2606

## Townhouse For Sale

Friday, 26 January 2024

1/15 Mansfield Place, Phillip, ACT 2606

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 80 m2

Type: Townhouse



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## Auction

Well positioned in Phillip, this single level townhouse offers so much more, with all the sought after features of a traditional home and added lifestyle benefits of a low maintenance dwelling in a fantastic location. Thoughtfully designed with two generous bedrooms, renovated kitchen and bathroom, and low maintenance gardens, this is the perfect opportunity for those looking to enter the property market, downsize or invest. A stone's throw away from shops and schools, and close to Westfield Woden and the Canberra Hospital.

**FEATURES**

- Low maintenance townhouse in a central location
- Two generous bedrooms, both with built-in wardrobes
- Spacious lounge room
- Renovated kitchen with good quality appliances, and ample bench space and storage
- Meals area off kitchen
- Renovated two-way bathroom with separate toilet
- European laundry
- Paved rear courtyard with views to Mt Taylor
- Easy care front courtyard
- Single garage with automatic door and EV wall charger installed
- Ceiling fans in both bedrooms, dining and lounge areas
- Reverse cycle air conditioning in kitchen/dining and lounge rooms (installed May 2020)
- Windows with secondary glazing
- Updated fuse box
- Boutique complex of only 10 townhouses
- 5 minutes (approx.) walk to Swinger Hill shops (IGA, restaurants, Asian grocery, and café)
- 20 minutes' walk or 5 minutes' drive (approx.) to Westfield Woden and Southland Shopping Centre
- Less than 10 minutes' walk (approx.) to Mawson Ponds and R4/R5 buses on Athllon Drive
- Close to Mawson Primary School, Canberra Christian School, Marist College, Melrose High School and Canberra College

**WHAT THE SELLER LOVES ABOUT THE HOME**

1. Having breakfast looking out at Mt. Taylor.
2. The location - close to major transport routes, 3 rapid bus routes (R4, R5 & R6), shopping centres and services.
3. Walking distance to both Mt. Taylor and Isaacs Ridge.

**STATISTICS** (all figures are approximate)

EER: 4.5  
Home Size: 80m<sup>2</sup>  
Garage: 23m<sup>2</sup>  
Construction: 1987  
Homes in Complex: 10  
Rates: \$717 per quarter  
Land Tax: \$991 per quarter (only applicable if not primary residence)  
Strata Levies: \$729 per quarter (admin + sinking fund)  
Rental Range: \$600 - \$620 per week