

1/18 Horbury Street, Phillip, ACT 2606



Townhouse For Sale

Saturday, 11 November 2023

1/18 Horbury Street, Phillip, ACT 2606

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 167 m2

Type: Townhouse



Dan Cooper
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\$699,000 +

Freshly painted and "move in" ready, this entry level townhouse is ready for its new owners. Situated perfectly to make the most of all that the Woden town centre has to offer this flexible property will suit owner occupiers and investors alike. With an elevated aspect and spacious living areas this three bedroom home is complete with a lovely balcony off the lounge room, timber veneer flooring, brand new carpet in the bedrooms, functional kitchen and a fresh neutral colour scheme. A good sized courtyard is large enough to enjoy but low in maintenance and provides access to Ainsworth Street. A double lock up garage completes this package. • Freshly painted and carpeted • Electric heating and cooling • Electric cooktop • Light filled living areas • Spacious kitchen overlooking rear courtyard • Timber look flooring • Views over Phillip • EER: 1 Star • Ground floor: 46.31 sqm • Upper level: 80.20 sqm • Garage: 40.74 sqm • Total: 167.25 sqm • Rates: \$727.84 per quarter • Strata: \$996.14 per quarter • Land Tax (Investors only): \$3,421.64 per annum • Year constructed: 1988 This home is ideal for first home buyers and investors alike. Its prime location makes it a no-brainer in terms of future capital growth. With clear instructions to sell this is an opportunity not to be missed! Disclaimer: All information regarding this property is from sources we believe to be accurate, however, we cannot guarantee its accuracy. Interested persons should make and rely on their own enquiries in relation to inclusions, figures, measurements, dimensions, layout, furniture and descriptions.