

110/116 Easty Street, Phillip, ACT 2606



Sold Apartment

Thursday, 22 February 2024

110/116 Easty Street, Phillip, ACT 2606

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Area: 88 m2

Type: Apartment



Paul Corazza
0418632217



Ray Moon
0401368276

\$445,000

This ground floor, revitalised North-facing apartment presents a unique opportunity to craft your ideal lifestyle tailored to your needs. The seamless integration of indoor and outdoor living defines the appeal of this residence, from the expansive open-plan living areas to the generously sized entertainer's courtyard, ensuring year-round relaxation at its finest. Currently vacant and ready for immediate occupancy, this property is perfect for first-time homebuyers seeking a stylish market entry, downsizers looking to leverage the superb location, or savvy investors aiming to enhance their portfolio strategically. Internally, the expertly designed and rejuvenated open-plan layout offers versatility to create distinct living zones. Enjoy the flexibility to establish a comfortable lounge for daily living and relaxation, along with a separate dining area ideal for hosting guests in a sophisticated setting. The focal point of this home is undoubtedly the expansive courtyard, a versatile space catering to quiet outdoor relaxation with a beverage in hand or entertaining friends and family while appreciating the tranquil surroundings. With ample space, the courtyard allows you to tailor it to your lifestyle needs without compromising on space, both indoors and outdoors. Harmoniously connected to the living spaces, the large kitchen provides a practical haven for crafting perfect homemade meals. Featuring a range of quality Fisher & Paykel stainless steel appliances, a dishwasher, 20mm stone benchtops, and abundant pantry and bench space, this generously sized kitchen ensures effortless and efficient meal preparation to the highest standards. The bedroom exudes spacious comfort, offering a retreat with ample room to unwind. The North-facing orientation floods the room with natural light, complemented by built-in robes and the convenient addition of direct courtyard access, providing year-round convenience. The well-appointed bathroom boasts designer fittings and houses the laundry with a combination washer/dryer machine. Discover a realm of luxurious living where every day feels like a vacation. Welcome to Avoca, where resort-style facilities redefine the art of sophisticated living with an outdoor pool, barbecue areas and beautiful gardens. Immerse yourself in an exclusive enclave designed to elevate your lifestyle and promote harmony in the tranquil gardens. Situated in a highly desirable location, your social calendar will flourish with an abundance of local dining, shopping, and entertainment options nearby. Nestled within the vibrant Woden Town Centre, revel in the advantages of residing on the fringes of bustling activity, with Westfield shopping centre, Southern Cross Club, Hellenic Club, and more just minutes away. Summary of features:- Stunning rejuvenated apartment- Large entertaining private courtyard- Beautiful northern aspect (plenty of natural light throughout)- New carpets- Freshly repainted throughout- New LED lighting- Spacious open plan living area- Full height windows maximising the natural light- Reverse cycle air-conditioning- Fisher & Paykel appliances & dishwasher- 20mm stone kitchen benchtops- Ample pantry & bench space- Well-sized bedroom with direct courtyard access- Built-in robes in the bedroom- Bathroom with designer fittings- European style laundry with a combination washer/dryer machine- Linen cupboard- Intercom access- Basement car parking with a storage cage- Resort style swimming pool- Communal barbeque area- Beautifully landscaped communal areas- Vacant & ready to move into now Located close to:- Westfield Woden- Hellenic Club of Canberra- Canberra Southern Cross Club- Woden Town Centre Key figures:- Living area: 56m²- Courtyard: 32m²- Rates: \$1,932 p.a.- Land tax (investor's only): \$2,335 p.a.- Strata: \$5,914 p.a. (reduction expected in future)- Rental estimate: \$480 p.w.- EER: 6- Year of construction: 2012- Builder: Hindmarsh