

# 12/4 Antis Street, Phillip, ACT 2606



## Unit For Sale

Friday, 19 April 2024

12/4 Antis Street, Phillip, ACT 2606

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 68 m2**

**Type: Unit**



Jeremy Grobben

0261741282

**\$449,000**

Upon inquiry you will receive the contract for sale and rental estimate. Whether you're looking for somewhere to live or a solid investment, it's hard to pass on an apartment as good as this. Top floor and North facing, this 2-bedroom apartment has a generous floorplan and is in the Goldilocks location close to the Woden Town Centre, CIT and Canberra Hospital. Enjoy spacious and light filled living, dining and study areas, boosted by well proportioned bedrooms, both with built-in robes. The apartment features block out blinds on all the windows. This apartment strikes the best value for money with its top floor position features a generous sized kitchen with electric cooktop, oven and plenty of bench top space and storage. The bathroom is combined with laundry facilities. Located within walking distance to the surrounding amenities such as Eddison Park, sports grounds and it offers a low maintenance lifestyle, often key features when considering a purchase as a first home buyer, downsizer or an investor. For investors, the location being so close to the hospital and with minimal maintenance required, this is an opportunity too good to pass. Highly efficient 6 star energy rating with double brick construction combined with reverse cycle air conditioning ensures a comfortable lifestyle all year round. Contact Jeremy to arrange an inspection before you miss out!

**The Perks**

- Large apartment on a top floor
- Combined large living, dining & study area
- reverse cycle air conditioning in living areas
- Kitchen with electric cook top, oven
- Spacious bedrooms with built-in robes
- Laundry facilities included in the bathroom
- Car accommodation with allocated carport and secure storage
- Small complex of only 18 apartments in the Unit Plan
- Close proximity to Canberra Hospital & public transport
- Easy access to Westfield Woden shopping centre
- Close to Bradley Street restaurant precinct & government offices

**The Numbers:**

- Residence: 68m<sup>2</sup>
- Year constructed: 1993
- EER: 6 Stars
- Rates: \$631 pq
- Body Corp: \$833 pq

**Phillip Profile**

The suburb is named after Arthur Phillip, the first Governor of New South Wales. The suburb name was gazetted on 12 May 1966. Streets in Phillip use names associated with the First, Second and Third Fleets.

- Average Age: 32
- Population: 5197
- Houses: 0.1%
- Townhouses: 32.7%
- Apartments: 66.8%
- Fully Own: 14%
- Purchasing: 35.2%

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