

124/116 Easty Street, Phillip, ACT 2606

LUTON

Apartment For Sale

Friday, 29 March 2024

124/116 Easty Street, Phillip, ACT 2606

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Type: Apartment



Jane Ahern
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\$430,000+

With a smart floor plan and in a location that is hard to beat for the perfect blend of amenity, modern living and suburban charm, this one bedroom apartment with its large courtyard offers so much more. Whether you are looking for your first home, an investment property, a lock-up and leave unit or the ideal down-sizer, one size fits all here! Freshly upgraded with new carpet throughout and a new range hood, the apartment is bathed in natural light thanks to full height glass sliding doors that outline the spacious living room, bedroom and high ceilings. The living area and bedroom, with built-in wardrobe, both spill out to a very large 49m² secure courtyard that's ideal for outdoor entertaining, pets and those who like a little bit of gardening - but not too much! A sleek, spacious galley-style kitchen with stone bench tops offers plenty of room for food preparation, storage options and a bright outlook to the courtyard. The laundry is tucked away in its own space, alongside the bathroom which features a large walk-in shower and storage-friendly vanity. Positioned in a popular and sought-after location, the home is in the leafy 'Avoca' complex with residents' pool, gym and outdoor entertaining facilities. Within walking distance to quality schools, Woden's shops and offices, the bus interchange and The Canberra Hospital, it's an easy stroll from the courtyard gate to one of Westfield Woden's entrances. Single level, super convenient, spacious, smart and stylish - this gorgeous unit will suit just about any lifestyle. It's simply too good to miss.

Features:-Spacious single level ground floor unit with large courtyard-Floor to ceiling windows-Full of natural light-High ceilings-New carpet throughout-Private courtyard with garden bed -Large living room with storage cupboard-Kitchen with stone bench tops, electric cook top, oven-Dishwasher, double sink, new range hood -Generously-sized bedroom with built-in wardrobe -Bathroom with floor to ceiling tiling-Separate laundry with tumble dryer-Reverse-cycle air conditioner in living room -Basement parking and lockable storage- Pool, gym and BBQ area in leafy complex-Close to major shopping centre, quality schools, offices-The Canberra Hospital, public transport, main transport routes-Close to major shopping centre, quality schools, offices-The Canberra Hospital, public transport, main transport routes-Living: 56m²-Courtyard: 49m² -Parking space: 13m² -Storage Cage: 2m² -Built: 2012-Rental Appraisal: \$480-\$520 per week-EER: 5-Rates: \$1917 pa-Strata Fees (Admin & Sinking Funds): \$1518.22 per quarter-Rental Appraisal: \$per week-Land Tax if leased: \$2,272 paAll amounts, values and measurements are approximate and not to be relied upon. Buyers to make their own enquiries.