

**13/128 Easty Street, Phillip, ACT 2606**



**Townhouse For Sale**

Thursday, 14 March 2024

13/128 Easty Street, Phillip, ACT 2606

**Bedrooms: 3**

**Bathrooms: 3**

**Parkings: 2**

**Type: Townhouse**



Tahmeed Towfiq

0262497700

## Price Guide \$859,000+

Pre-Auction Offers Welcome! Auction 10th April 6pm at LJ Hooker Canberra City This boutique development sounds like a hidden gem! With only 41 units, it offers an intimate living experience. The proximity to Westfield and other shopping facilities makes it incredibly convenient for residents. The three outdoor areas, including decks tucked behind a treeline for privacy, provide a serene escape from the hustle and bustle. The inclusion of a gas cooktop and hot water system adds a touch of luxury and convenience that's often hard to find. The wraparound kitchen and separate laundry further enhance the practicality and comfort of living in these units. Walking in through the front door, peace of mind is immediately apparent with a tandem garage which has internal access, ensuring security and convenience for residents. The layout sounds thoughtfully designed, with the perfect private bedroom on the ground level featuring its own bathroom, offering both comfort and privacy. Having a dedicated living room and a separate dining space adds versatility to the living experience, accommodating various needs and preferences. which also featured floor-to-ceiling height glass flooding the spaces with natural light but also creates a seamless connection with the outdoors, bringing the beauty of the surroundings indoors. It sounds like an ideal setting for relaxation, entertainment, and everyday living. Having walking and cycling paths right at the doorstep encourages an active lifestyle, while the easy access to public transportation makes commuting a breeze. And being situated at a cul-de-sac with only local traffic ensures a peaceful and safe environment for residents. Sounds like a dream place to call home!

Features:- 3 outdoor areas- Walking distance to various shops and Westfield- Seperate living and dining- Floorboards in living areas- Carpet in bedrooms - 2 bathrooms plus ensuite to main bed- 2 car garage with internal access- Gas cooktop and hot water- Wraparound kitchen- Ducted range hood- Seperate laundry- Reverse cycle heating and cooling- Stone bench top- Integrated dishwasher- Floor to ceiling height glass- Boutique development with only 41 units

Essentials:- Living space: 117m<sup>2</sup>- Outdoor Space: 31m<sup>2</sup>- Garage: 33m<sup>2</sup>- Total space: 181m<sup>2</sup>- Strata: \$2,723 approx. p.a.- Rates: \$1,525 approx. p.a.- Land tax: \$1,935 approx. p.a. (investors only)- Rental estimate: \$780 - \$840 p.w.- Age: 5 years (built 2019)- EER: 5