

**141/121 Easty Street, Phillip, ACT 2606**

LUTON

**Unit For Sale**

Friday, 15 March 2024

141/121 Easty Street, Phillip, ACT 2606

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 2**

**Type: Unit**



Jane Ahern

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**\$620,000**

New price for this superbly located, spacious, modern 92m<sup>2</sup> first floor apartment with two bedrooms, two bathrooms and two secure basement parking spaces. In the peaceful, leafy 'Wilara' complex, and with a smart floor plan that cleverly utilises space, the apartment features an enormous living room, two oversize 14m<sup>2</sup> North-East facing balconies overlooking quiet parkland and two split system reverse cycle air conditioners. The well-appointed kitchen, with stone benchtops and quality appliances overlooks the open plan dining and living areas. Large glass sliding doors give access to one of the balconies, maximising the natural light flowing in. Both bedrooms have mirrored built-in wardrobes, the main bedroom with a private balcony and ensuite and there is ample storage throughout the apartment. A European-style laundry is neatly enclosed behind double doors - a stylish and space-saving convenience. Two secure, underground, side-by-side car parks total 25m<sup>2</sup>, with 3.5m<sup>2</sup> ample secure cage storage. Not only an exceptional apartment, 'Wilara's' amenities further enhance your lifestyle opportunities with an inground pool, gym and barbecue area, surrounded by leafy gardens. In a location that is hard to beat for the perfect blend of amenity and modern living, the apartment is just a stroll away from Woden Westfield, Canberra Hospital, Woden Bus Interchange, CIT and schools. Features: -Spacious contemporary North-facing apartment -Large open plan living & dining areas with balcony -Kitchen with quality Bosch appliances-Stone benchtops, electric cooktop, electric oven-Built-in pantry, dishwasher -2 Generously sized bedrooms with built-in wardrobes-Main bedroom with ensuite and balcony-Bedroom 2 with honeycomb blinds-2 private, 14m<sup>2</sup> each, enclosed balconies-Bathroom & ensuite with sizeable walk-in showers -Stone benchtops in bathroom vanities-Full height wall tiling in bathrooms-European-style laundry with dryer-2 reverse cycle air conditioners-Abundant storage throughout-Security intercom -2 secure side by side basement car spaces-Storage cage backing parking spaces -Pool, gym, barbecue area in complex-Superb location-Walking distance to Woden shops, offices, restaurants-Close to Canberra Hospital, public transport & schools-Living: 92m<sup>2</sup>-Balconies: 14m<sup>2</sup> each-Side by side parking spaces: 25m<sup>2</sup> in total-Storage Cage: 3.5m<sup>2</sup> in total-Built: 2013-2014-Rental Appraisal: \$630-\$680 per week-EER: 5-Rates: \$1837 pa-Strata Fees (Admin & Sinking Funds): \$1547.90 per quarter-Rental Appraisal: \$630 - \$680 per weekLand Tax: 2178 paAll amounts, values and measurements are approximate and not to be relied upon. Buyers to make their own enquiries.