

145/98 Corinna Street, Phillip, ACT 2606

BLACKSHAW

Apartment For Sale

Thursday, 13 June 2024

145/98 Corinna Street, Phillip, ACT 2606

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: Apartment



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\$870,000

Generously proportioned with open plan living areas, this apartment positioned on the thirteenth floor of Sky Plaza offers stunning northerly views towards Black Mountain Tower and south towards the Tuggeranong Valley. From the living areas, kitchen, and main bedroom you can enjoy the northerly aspect and from bedrooms 2 and 3 towards Mount Taylor. A view from almost every window! You can access your spacious balcony from the living area which has plenty of space for your outdoor setting for summer entertaining. A study nook with display cabinet has plenty of room for storing your book collection, computer and printer etc. Additional storage for coats etc is found in the large cupboard located in the entrance area. The full-sized kitchen offers an integrated Smeg dishwasher, pantry, Baumatic electric cook top and oven, microwave hutch, pantry and ducted rangehood. Marvel at the view as you prepare the family meals. The main bedroom, with two large built in robes, is segregated from bedrooms 2 and 3 offering privacy when guests come to stay. It also has access onto its own balcony. Bedrooms 2 and 3 have built in robes. The ensuite bathroom has a walk-in shower with grab rail, toilet and vanity and the main bathroom has a bath with shower over, vanity and toilet. The large linen press is located just outside the laundry room which has a clothes dryer, wash tub and shelving. Other features include ducted reverse cycle air conditioning, full length energy efficient honeycomb blinds in the lounge/dining and main bedroom, vertical blinds in bedrooms 2 and 3, two allocated car parking spaces (tandem style) with a storage cage located on the street level garage. The life style this beautiful apartment offers is highly sought after. No need to compromise on space and no more worries about maintaining the garden. Your family and friends will commend your decision to move to Sky Plaza and marvel at your enviable lifestyle and the friendly community that call this apartment complex home. It's only a short stroll to the Woden Town Centre with its Westfield Woden shopping centre, cinema, cafes, gyms, Bus Interchange, and the Canberra Hospital is only minutes' drive away. The suburb of Phillip is named after Arthur Phillip, the first Governor of New South Wales and the streets in Phillip use names associated with the First, Second and Third Fleet.

Features:

- Positioned on the corner of the 13th floor – only one common wall
- Northerly aspect towards the Woden Valley
- Open plan lounge and dining area with access onto balcony for entertaining
- Full sized kitchen with integrated dishwasher and electric cook top and oven
- Segregated main bedroom with two large built in robes and access onto balcony
- Ensuite with vanity, toilet and walk in shower
- Built in robes to bedrooms 2 and 3
- Main bathroom with shower over the bath, vanity and toilet
- Extra-large study nook with wall cabinet
- Laundry room with clothes dryer
- Ducted reverse cycle air conditioning
- Large storage cupboard in entrance area
- Gas hot water
- Two allocated car parking spaces - tandem style in street level garage
- Storage cage
- NBN connectivity – fibre to the building
- Short stroll to the Woden Town Centre, in close proximity to local childcare centres, pre, primary and high schools, Canberra College and CIT, and Edison Park with its many recreational activities

Statistics: (all measures/figures are approximate): Block 12 Section 18 Block size 8,022 sqm (entire block) Land value \$7,515,000 (entire block) Rates \$466.45 per quarter Land tax \$569.05 per quarter (if purchased as an investment property) Body corporate levies: \$1,877.07 per quarter Living area: 138.3 sqm Balcony area: 26.2 sqm EER 6