

15/116 Easty Street, Phillip, ACT 2606

Unit For Sale

Friday, 12 April 2024

15/116 Easty Street, Phillip, ACT 2606

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Type: Unit



Jonathan Charles
0262095010



Robert Burns
0262095006

Offers Over \$429,000

Located in the highly desirable "Avoca" complex, this well-maintained 1-bedroom ground-floor apartment occupies an incredibly convenient spot in the Woden Valley. Ideal for first-time homebuyers, investors, or anyone seeking a prime location, this east-facing apartment presents a fantastic opportunity for immediate occupation. The well-designed floorplan features an open plan living area with raised ceilings, allowing in an abundance of natural light creating a warm & inviting home. The modern kitchen features stone benchtops & quality Fisher & Paykel appliances, including electric cooktop, oven, & Beko dishwasher. The generously sized bedroom flows directly to the expansive courtyard, perfect to host gatherings, bask in the morning sun or tend to your own veggie garden. The bedroom comes complete with abundance of storage with the built-in robes. Your new address offers unparalleled convenience, placing you within walking distance of everything Woden Town Centre has to offer. This includes Westfield Woden Shopping Centre, cafes, shops, banking facilities, gyms, the new restaurant and bar precinct, public transport, and the upcoming Canberra Institute of Technology. Additionally, Canberra Hospital is just a short stroll away, along with both public and private schools.

Features:

- Ground floor, courtyard apartment
- Secure basement parking with storage cage
- Outstanding position within walking distance to outstanding nearby amenities & Canberra Hospital
- Large bedroom with floor to ceiling built-in robes
- East-facing courtyard with space for bbqs, garden beds or outdoor settings
- Reverse-cycle heating & cooling
- Kitchen with stone benchtops, quality Fisher & Paykel appliances & abundance of storage
- Spacious open-plan living area
- Full height windows
- Modern fixtures & finishings
- Complex with pool, BBQ areas & gardens
- Intercom access

Figures: Living: 56m² Courtyard: 32m² Rates: \$2,000 p.a approx. Land tax (investor only): \$2,400 p.a approx. Strata levies: \$6,000 p.a approx Year of construction: 2012