

157/98 Corinna Street, Phillip, ACT 2606

BLACKSHAW

Apartment For Sale

Tuesday, 19 December 2023

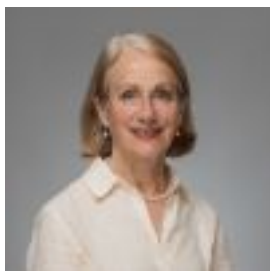
157/98 Corinna Street, Phillip, ACT 2606

Bedrooms: 3

Bathrooms: 3

Parkings: 2

Type: Apartment



Gillian Thorn
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Auction

Enjoy the executive lifestyle this stunningly presented and well maintained, north facing, spacious Sky Plaza apartment offers. Marvel at the impressive views of the Woden Valley, Brindabellas and Black Mountain from the 16th floor combined with approximately 224 sqm of light filled living space flowing over two levels. Offering bespoke high-quality cabinetry with ample storage and a location only a short stroll from the Woden Town Centre. The entrance hall has understairs storage, the perfect place for suitcases and household items not often used. The lounge and dining room have double height floor to ceiling double glazed windows, a ceiling fan, and remote-controlled blinds with access onto a balcony that is the width of the apartment. The custom-made display unit features a wall mounted TV, built in gas log fire and shelving to showcase your books and favourite pieces of artwork. Enjoy preparing the family meals and entertaining friends in the large kitchen with a 900 mm pyrolytic oven, electric cook top, integrated Miele dishwasher, rangehood, pantry, breakfast bar and numerous storage cupboards. Bedrooms 2 and 3 with built in robes and ceiling fans, a bathroom and a laundry room with built in ironing board, washing machine and clothes dryer are also located on this level. The wide staircase leads you to the upper level where you will find the main bedroom with walk in robe and access onto a small balcony to enjoy the view. The ensuite bathroom has a double vanity, wall cabinets, walk-in shower, toilet, heated towel rail and in-slab heating. A second living area on this level can be used for informal family activities or a home office. Again, you have access onto a balcony that takes in views of the Brindabellas. Another bathroom and a large storage cupboard are also located on this level. You have your own double garage on the ground floor with ample storage space and a remote-controlled roller door. A garage within a garage! Other features of the apartment include ducted reverse cycle air conditioning, double and triple glazing, LED lighting and a metal awning over the entertaining balcony. The Sky Plaza gardens and BBQ area offers its residents an opportunity to catch up with friends who will be very envious of the lifestyle you are enjoying. The apartment is conveniently located within a short stroll of the Woden Town Centre with its Shopping Plaza, Southern Cross Club, government departments, gyms, cinema, restaurants and cafes and the Woden bus interchange. Light Rail is under construction and will pass close by and the Canberra Hospital is only a few minutes' drive away. The suburb is named after Arthur Phillip, the first Governor of New South Wales. Streets in Phillip use names associated with the First, Second and Third Fleets. Enjoy the lifestyle that living in a sub penthouse offers with bespoke cabinetry, abundant natural light and stunning views as well as a convenient location close to all the amenities that the Woden Town Centre has to offer.

Features:- Stunning, wrap around views of the Woden Valley, Black Mountain and the Brindabella Mountains- North facing aspect on the 16th floor- Sub penthouse with bespoke cabinetry and abundant natural light- Spacious open plan lounge and dining room with display unit and gas log fire- Kitchen with integrated Miele dishwasher, 900 ml pyrolytic oven and electric cook top- Family room/home office with balcony.- Large main bedroom with ceiling fan and balcony- Ensuite bathroom with walk in shower, double vanity, toilet, heated towel rail and in slab heating- Bathroom on lower level plus guest bathroom on upper level- Built in robes and ceiling fans to bedrooms 2 and 3- Laundry room with washing machine, clothes dryer and built in ironing board- Ducted reverse cycle air conditioning- Entertainment balcony accessed from the dining and lounge area with metal awning- A large double garage that includes ample storage space and remote controlled roller door- Walking distance to Woden Plaza, Bus interchange and Canberra Hospital- NBN connectivity - fibre to the building

Statistics: (all measures/figures are approximate) Block 12 Section 18 Block size: 8,022 sqm (entire block) Land value: \$34,569 (2022) Rates: \$565 per quarter Body corporate levies: \$3,162.20 per quarter Water supply charge \$187 per quarter Land tax: \$2,827.76 per quarter (if purchased as an investment) EER 6 Apartment size: Upper level 85.9 sqm, balcony 14.2 sqm Lower level 138.4 sqm, balcony 25.9 sqm Total living space: 224.3 sqm Rental appraisal: \$850 - \$900 per week unfurnished