

170/15 Mower Place, Phillip, ACT 2606

Sold Apartment

Sunday, 13 August 2023

170/15 Mower Place, Phillip, ACT 2606

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: Apartment



Jack Wilson
0402367713



Chris Wilson
0418620686

\$622,000

Positioned atop the well regarded, low rise 'Wilara' development in the heart of the Woden Valley is this north-easterly facing and exceptionally spacious three-bedroom, two bathroom abode. Freshly updated with new paint and new quality carpet throughout, this turnkey opportunity is situated in a quiet position of the complex and offers a location advantageous to easily access all of the Woden Town Center and the ever-expanding Canberra Hospital within just a short stroll. A peaceful and leafy outlook through the large window invites the morning sunlight to flood the large open plan living area, while the substantial reverse cycle air conditioning controls climate. Seamlessly extending to a covered balcony with timber decking and ceiling fan, you are awarded the perfect private setting for entertaining guests or enjoying quiet relaxation at any time of day and year. Designed for the modern lifestyle, the kitchen provides for even the most accomplished of chefs whilst its position overlooking the living areas offers ease to oversee and participate in conversation while preparing a feast. Featuring stone bench tops and ample storage, it is complemented by modern stainless-steel appliances including electric cooking and a dishwasher. The concealed European laundry is another example of the intelligent floorplan design and is also equipped with a Fisher & Paykel clothes dryer. The main bedroom enjoys the same leafy outlook of the living areas and adjoins the covered balcony providing access and a retreat when necessary. Very spacious and equipped with its own individual split system unit, ceiling fan, large built-in robes and roomy ensuite, this space is a sanctuary sure to be appreciated. Bedrooms two and three boast built-in robes, views of the Brindabellas, ceiling fans, and dual layer privacy and block out blinds and are serviced by the generous main bathroom. The underground carpark hosts two parking spaces side by side and a large storage cage spanning the width of both spaces, while internal access to the building provides added convenience and security. The neatly maintained complex enjoys common amenities including BBQ area, resident only gym and outdoor swimming pool. Adjacent to Edison Park and conveniently located within close proximity to the vibrant Woden Town Centre where you can enjoy all the services of the Westfield Shopping Centre, a growing restaurant and café culture, and an established government employment sector. The ever-expanding Canberra Hospital is just as close and with years of development ahead, you can be assured this is a good investment now and into the future. Public transport, main arterials, playing ovals and parks are just several other benefits enjoyed within the immediate vicinity. Don't miss your chance to own this standout apartment in the middle of Woden surrounded by everything you could possibly need and offering ultimate convenience. Contact us today to register your interest, book a private inspection or receive more information. Features:

- Envious Woden location in reputable 'Wilara' complex
- North-easterly aspect
- Brand new paint and carpet throughout
- Private easterly covered balcony with leafy outlook
- Reverse cycle heating and cooling
- Ceiling fans in all rooms
- Spacious kitchen with stone benches, modern appliances and plenty of storage
- Two large bathrooms
- Mirrored built in robes in all bedrooms
- NBN Fibre To The Premises (FTTP) for high speed internet up to 100mbps
- Intercom access
- 2 car parks side by side plus a large storage cage
- Well maintained complex, with gym, swimming pool and BBQ area.
- Very close proximity to Woden Town Centre and Canberra Hospital.

Year of development: 2014 Apartment size: 102m² + 14m² balcony (approx.) EER: 6.0 Outgoings Rates: \$455 p/qtr (approx.) Land Tax (if rented out): \$539 p/qtr (approx.) Body Corp Levies: \$1624 p/qtr (approx.) Disclaimer: The material and information contained within this marketing is for general information purposes only. Cream Residential Pty Ltd does not accept responsibility and disclaim all liabilities regarding any errors or inaccuracies contained herein. We recommend all interested parties to make further enquiries and seek further advice. You should not rely upon this material as a basis for making any formal decisions.