

**19/6 Antis Street, Phillip, ACT 2606**



**Townhouse For Sale**

Friday, 26 January 2024

19/6 Antis Street, Phillip, ACT 2606

**Bedrooms: 2**

**Bathrooms: 1**

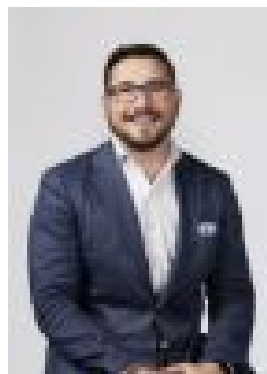
**Parkings: 1**

**Area: 62 m2**

**Type: Townhouse**



James Elbas  
0423715124



Eoin Ryan-Hicks  
0424042419

**\$450,000+**

Perfectly positioned in the fast growing hub of Woden, this spacious top floor two bedroom apartment combines comfort convenience and an unbeatable location, presenting a perfect first home or investment opportunity. This North facing apartment features a practical open plan design, with large separate living and dining areas that open onto a large private balcony offering a quiet retreat with a picturesque outlook of the surrounding greenery. With the northern light streaming in throughout the living areas, the apartment offers plentiful natural light. Off the living area is a well appointed, well equipped kitchen, with an electric cooktop and oven, abundant storage, and good bench space. Both bedrooms are generous, and feature built in robes. They share the main bathroom, featuring a large corner spa bath and shower. A well-utilized laundry space is integrated into the bathroom, with a separate toilet. The location is truly exceptional, offering a few minutes walk to Woden, Westfield. A bustling hub with diverse amenities including restaurants, shops, and scenic walking trails. Moreover, the property is conveniently positioned just across the road from the esteemed Canberra Hospital. For investors, this unit is currently available, providing a versatile investment to add to your portfolio. For first home buyers, take advantage of the opportunity to step into the property market with this well located, spacious, and inviting unit. Don't miss the chance to own this well laid out well located apartment, brimming with convenience, comfort, and potential. Features:- Top floor unit, with a bright Northerly aspect- Freshly painted interior- 2 spacious bedrooms with built in robes- Bathroom with laundry combined and separate toilet - Large living and separate dining areas - Good-sized kitchen with electric cooking- Large private, north facing balcony - Reverse cycle air-conditioning system in the main bedroom - Single undercover carport with storage space Rates: \$617 p.q. approx. Land Tax: \$805 p.q. approx. Body Corp: \$1,020 p.q. approx EER: 4.5 All information contained herein is gathered from sources we consider to be reliable. However, we cannot guarantee or give any warranty about the information provided. Interested parties must solely rely on their own enquiries.