

193/15 Mower Place, Phillip, ACT 2606



Sold Apartment

Monday, 14 August 2023

193/15 Mower Place, Phillip, ACT 2606

Bedrooms: 2

Bathrooms: 2

Parkings: 2

Type: Apartment



Mark Larmer And Aaron Lewis
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Jason El-Khoury
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\$620,000

Bring your herb garden, bring your favourite flowers, and bring your four legged friends. This delightful, ground floor apartment has a large courtyard that faces north so it's packed full of sunshine and goodness. Located only a short 4 minute walk to the Woden town centre, it's actually quicker to walk than drive. Leave the car at home & enjoy the conveniences across the road. Your new lifestyle could involve waking up in your light filled abode, before a walk or run around nearby Eddison Park with your dog, then maybe a weight session in the onsite gym. Top notch coffee is sorted at one of the many cafes in the Woden or Phillip precinct and finish off the day on a high and let the local food scene take care of you, Uber Eats & Menulog will ensure you have something at your doorstep, within minutes. Your next chapter is calling your name & having a home sweet home to call your own is right here. This property makes living cool, calm & care-free especially with vacant possession available, you could be unlocking your new front door sooner than you think. To receive a copy of the digital brochure containing an explanation of our friendly sales campaign, the contract and much more, please send us an email and it will be immediately sent to you.

What buyers will love:

- Ground floor, end unit with only one adjoining wall
- North facing
- Windows on three sides making it light, bright, and airy
- Located away from all roads
- Completely single level
- A spacious floor plan that can host two living areas
- Large courtyard that offers a covered area, plus a sun filled space with a large garden bed, perfect for your vegies, flowers and more
- There is also a tap and power in the courtyard
- Vacant and ready for you now
- Early access prior to settlement is available

Features Overview:

- Sleek modern kitchen including stone benchtops, stainless steel appliances including an updated dishwasher, pantry, and a provision for the microwave
- Two good sized bedrooms each with double built in robes
- Two bathrooms, each with full height tiling and modern finishes
- Separate laundry room (rare in unit living) with sink, dryer, and a double cupboard
- Reverse cycle heating and cooling in the living area and main bedroom
- Timber look, vinyl flooring in living area
- Freshly painted
- Living area and bedrooms have shears plus block out curtains
- NBN Connected
- Two side by side basement car spaces plus a storage enclosure

Building Features:

- Pet friendly development (subject to body corporate approval)
- Video intercom access to building for guests
- NBN - FTTP
- Lots of on street parking for visitors
- BBQ, pool & gym area in development for residents
- Beautifully landscaped gardens

The Numbers:

- Living: 92m²
- Courtyard: 29m²
- Age: 9 years (built in 2014)
- Strata levies: \$6,090 p.a.
- General rates: \$1,785 p.a.
- Water and sewerage rates: \$704 p.a.
- Land tax (investors only): \$2,112 p.a.
- Rental estimate (unfurnished): \$620-\$650/week
- EER: 6 stars
- Total balance of the Admin and Sinking funds as of 01/06/23: \$682,763
- Strata managing: Vantage Strata
- Units plan 4066 with 201 units in total
- Builder/Developer: Milin Bros

To help buyers:

- We have a solicitor pre-allocated to provide a FREE contract review and section 17 to waiver cooling off if required
- Offers are confidential and not disclosed to other buyers
- A pre-approved 5% deposit is only required just prior to exchange of contracts via eft