

**201/15 Mower Place, Phillip, ACT 2606**



**House For Sale**

Wednesday, 23 August 2023

201/15 Mower Place, Phillip, ACT 2606

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 2**

**Area: 87 m2**

**Type: House**



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**\$549,000+**

Located in the Wilara complex on the third floor, this modern two bedroom apartment is in excellent condition throughout and offers an open plan living area, generous kitchen, a good sized bedrooms and two bathrooms. The property comes with two car spaces and a storage cage. In a highly sought after and central location, it is conveniently located within walking distance to Canberra Hospital, Woden Town Centre and Phillip business district. Inspections by appointment.

• Located in the Wilara complex on Level 3 • Modern kitchen with dishwasher & electric cooktop • Open plan living area flows through to balcony • Two bedrooms with mirrored built in robes • Stylish bathroom & ensuite with floor to ceiling tiles • Reverse cycle air conditioning unit, security intercom • Two car spaces with remote access + storage cage • Inground swimming pool, landscaped grounds & BBQ area • Conveniently located close to shops, parks, transport & the Canberra Hospital • Currently tenanted at \$535 per week until May 2024 • Living: 87sqm • Balcony: 9sqm • Carspace: 26sqm • Storage cage: 3.4sqm • Built: 2015 • UV: \$72,000 (2023) • Body Corp: \$1,522.55pq approx • Rates: \$1,739.93pa approx • Land Tax: \$1,923.80pa approx • EER: 5.5

Disclaimer: All information regarding this property is from sources we believe to be accurate, however, we cannot guarantee its accuracy. Interested persons should make and rely on their own enquiries in relation to inclusions, figures, measurements, dimensions, layout, furniture and descriptions.