

22/6 Antis Street, Phillip, ACT 2606



Townhouse For Sale

Saturday, 2 December 2023

22/6 Antis Street, Phillip, ACT 2606

Bedrooms: 2

Bathrooms: 1

Parkings: 2

Area: 75 m2

Type: Townhouse



Lukas Cole

0432289618

Auction

Auction Location: In Rooms | LJ Hooker Canberra City | 182 City Walk, Canberra City

Welcome to an unparalleled investment opportunity in the heart of Woden, Phillip! This single-level property features two spacious bedrooms and a beautifully appointed bathroom with easy access from the master bedroom. The open-plan living area seamlessly connects the kitchen, dining, and lounge spaces, creating a comfortable and inviting atmosphere. Stay cozy year-round with the installed heating and cooling systems, ensuring optimal comfort in every season. The property's standout feature is the inviting enclosed courtyard, accessible from the lounge, boasting a large deck - perfect for hosting gatherings or unwinding in the evening with a glass of wine. Parking is a breeze with the inclusion of a substantial double car garage, a rare luxury in this complex where many properties offer only a single garage or carport. The convenience of single-level living adds to the property's appeal, making it accessible and accommodating for all. The location is unbeatable, just a few minutes' walk to Woden Westfield, a vibrant hub offering diverse amenities such as restaurants, bars, entertainment, cafes, and scenic walking trails. Additionally, the property is also just across the road from the renowned Canberra Hospital. Not to mention the Light Rail coming through in the next few years will surely impress and make transport easier. This single-level gem combines modern comfort, convenient amenities, and a prime location, making it an ideal investment or first home opportunity. Don't miss out on securing your stake in this exceptional property. Give Lukas Cole a call on 0432 289 618 for further information or if you would like a private inspection.

Features:- Two spacious bedrooms- Large bathroom- Double garage- Large courtyard - Back decking- Heating/cooling- Sky lighting throughout- New Switchboard- New hot water tank- New glass top stove- Lots of privacy- Few minutes' walk to Woden Westfield and the Hospital

Rented out currently for \$570 p/w
Body corporate: \$1,220.00 p/q
Rates: \$2,670.00 pa approx
Land Tax: \$3,515.48 pa approx
EER: 2.0

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