

**220/20 Byron Court, Phillip, ACT 2606**



**Apartment For Sale**

Thursday, 6 June 2024

220/20 Byron Court, Phillip, ACT 2606

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**



Gillian Thorn  
0262952433

**\$355,000**

Please note: this apartment is also known as 20 Byron Court, 12 Albermarle Place Phillip. With all the local amenities conveniently located close by, living in Central Park offers a comfortable lifestyle for the new homeowner. It is only a short stroll to the Canberra Hospital and public transport available on Yamba Drive. The thriving Woden Town Centre with its government departments, shopping centre, Bus Interchange, cafes and restaurants, gyms and cinema is a few minutes' drive and sporting facilities are right on the doorstep at Phillip Oval. Positioned at the rear of the complex and on the corner, this spacious first floor apartment offers natural light and open plan living and dining space with a seamless transition onto the north facing balcony with its leafy outlook where you can enjoy the company of friends and family. The functional kitchen has generous bench space and cupboards, electric cook top and oven and the adjacent dining area ensures you can cook and entertain your guests at the same time. The bedroom is light filled and has a built-in robe. The bathroom has a corner spa bath with a shower over it, vanity, and toilet and incorporates the laundry with a wash tub and clothes dryer. The private north facing balcony is large enough for a small table and chairs to enjoy a morning cup of tea or coffee or indeed entertain family and friends. Car accommodation is provided by a single allocated car port with a storage cupboard. The complex offers plenty of visitor parking for your guests. The suburb is named after Arthur Phillip, the first Governor of New South Wales. Streets in Phillip use names associated with the First, Second and Third fleets.

Features:

- Short stroll to the Canberra Hospital and public transport on Yamba Drive
- Sporting facilities at Phillip Oval, short driving distance to the Woden Town Centre
- Spacious, open plan living space with abundant natural light and neutral décor
- Lounge room leading onto north facing balcony
- Functional kitchen with plenty of cupboards, electric cook top and oven
- Light filled bedroom with built in robe
- Bathroom with corner spa bath with shower over, vanity and toilet as well as the laundry facilities with wash tub and clothes dryer
- Storage cupboard in the hallway
- Single allocated carport with storage cupboard
- NBN connectivity – fibre to the node
- Ample visitor parking throughout the complex grounds

Statistics: (all measures/figures are approximate)

Block 16 Section 1 Rates \$526 per quarter  
Body corporate levies: \$686.75 per quarter  
Land tax: \$383.75 per quarter (if purchased as an investment property)  
Living area: 60 sqm  
Balcony area: 7 sqm  
EER 1.5  
Rental appraisal: \$440 - \$470 per week unfurnished