

# 41/116 Easty Street, Phillip, ACT 2606

## Apartment For Sale

Tuesday, 5 December 2023

41/116 Easty Street, Phillip, ACT 2606

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Area: 57 m2

Type: Apartment



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**\$430,000+**

Located on the top floor, you will be impressed by the open plan living area that's complimented by the extra high ceiling and tall windows, creating an open and airy room filled with natural light. The living area flows out onto the well-sized balcony with the elevated position allowing for a terrific outlook. The modern kitchen overlooks this space & is complete with stone benchtops & stainless-steel Fisher & Paykel appliances. The stylish bathroom is enhanced by large floor-to-ceiling tiles & a stone bench vanity. Accommodation is made up of the large light-filled room completed with mirrored built-in robes and bed lamps installed. "Avoca" is a popular complex that includes an outdoor pool, common garden areas & BBQ area with sitting tables. There is basement car parking, basement storage cage & visitor parking options. Phillip is located right in the heart of the Woden Valley. Walking distance from the apartment, you have access to Westfield Woden, Bradley Street Dining Precinct, Canberra Public Hospital, and the Woden Bus Interchange. There are also several parks nearby to enjoy a picnic or light stroll with your furry friend. This apartment is currently rented until July 2024, with the tenant paying \$450pw. Features:- Top Floor location- Split system heating and cooling- Timber like flooring- European laundry- Basement car space with storage- Complex pool and BBQ areas- Electric appliances- Extra high ceilings- Separate balcony

Figures: Body Corp: \$1,483pq Rates: \$587pq Land tax: \$484pq EER: 5.5 stars Internal size: 57m2 Balcony: 9m2 Rental income: \$450pw