

44/1 Surprize Place, Phillip, ACT 2606



Unit For Sale

Saturday, 13 January 2024

44/1 Surprize Place, Phillip, ACT 2606

Bedrooms: 2

Bathrooms: 1

Parkings: 2

Area: 69 m2

Type: Unit



Justin Kavanagh
0421547798



Billy Chen
0435577979

Offers over \$600,000

The Idalia complex is a tightly held community, and it's not hard to understand why. A modern build, not overcrowded with well-maintained gardens and within walking distance to the heart of Woden. What else could you ask for? Stepping into No. 44, you will be pleasantly surprised by the open plan space. Generous in size and the abundance of light filled from the floor to ceiling, double glazed windows and sliding doors onto the fantastically large balcony, as well as the bonus skylight that gives the living area a filling of warmth and brightness. With access directly to the balcony, the living space has a seamless flow of inside and out. With the canopies of trees visible from the inside and the balcony, that is the perfect place to sit with a glass of wine and reflect on the day. The kitchen is modern with black and white tones and is plentiful in size. With AEG electric cooktop and oven with an ever-stylish white tile backsplash. The pantry and microwave nook are a cook's delight and the large kitchen island with its stone bench top will help make any cooking a pure delight. The bedrooms both have mirrored-built in wardrobes. The first bedroom also has a useful study nook with natural light spilling in from the broad window. The second bedroom has a sliding door onto the balcony. The bathroom is a great size and features mirrored cabinets and a useful shelf above the sink. The European laundry is also cleverly tucked away in here. But wait, there is more! This apartment comes with 3 car spaces and 3 storage cages. All side by side and a few steps away from the elevator. Sheer convenience and perfect for when you have a guest, and parking in Phillip is difficult to come by. No. 44 is worth inspecting, as your new dream home awaits.

Essentials: • 69m² internal • 19m² balcony • EER: 6 • Levies: \$977.21p.q • Rates: \$333.75p.q.(approx..) • Land tax: \$383.75p.q.(approx.) • Rental estimate: \$600-\$625 per week • Strata: Signature Strata • Built in 2017 • Built by Hindmarsh

Features: • NBN ready • Skylight • Large balcony • Study nook • Ample storage • Modern design • Open plan living • Two reverse cycle units • 3 storage cages • 3 side by side carparks

Near by: • Westfield Woden • Great dining and drinking options • Bus interchange • Canberra Hospital • Southern Cross Club • Government offices