

# 46 Barnet Close, Phillip, ACT, 2606

## Leased Townhouse

Tuesday, 18 July 2023



THE  
PROPERTY  
COLLECTIVE

46 Barnet Close, Phillip, ACT, 2606

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Townhouse**

## Ready for you to move in and enjoy!

Follow this link to apply now:

[https://apply.sortedservices.com/#/properties?id=8bb24a26-fa75-4ca3-8891-4c346e60c055&type=t&agencyCode=AU\\_TPCO](https://apply.sortedservices.com/#/properties?id=8bb24a26-fa75-4ca3-8891-4c346e60c055&type=t&agencyCode=AU_TPCO)

Enjoy all the convenience of easy care living without the hassle of a body corporate. Yes, this is a separate title property. Located at the top of Swinger Hill within a quiet cul de sac, this position is the perfect choice as well.

Extensive open-plan living has high vaulted ceilings and masses of natural light from the huge windows. The gorgeous updated kitchen has lots of storage and is also filled with light.

The living areas open out to a timber deck and the rear courtyard. There's a second private courtyard at the front. There are two big bedrooms with a large walk-in wardrobe to the master and a built-in wardrobe to the second. The renovated bathroom has a high loft ceiling, there's a separate toilet and a separate laundry as well.

### The Perks:

- Renovated kitchen, bathroom and laundry
- Extensive open plan living
- High vaulted ceilings
- Split system heating and air-conditioning
- Two big bedrooms
- Separate laundry and separate W/C
- Carport and storage
- Two courtyards
- Great location for Canberra hospital and Westfield
- EER Unknown

### The Location:

- Swinger Hill offers a convenient location for residents, with easy access to major arterial roads such as Hindmarsh Drive and Yamba Drive, which connect to other parts of Canberra.
- The suburb is known for its leafy streets and green spaces, with several parks and nature reserves nearby, including Mawson Playing Fields and the Woden Town Park.
- It is within proximity to various amenities and facilities, including schools, shopping centers, medical services, and recreational options. The Westfield - -- Woden Shopping Centre, which houses a range of retail stores and dining options, is just a short drive away.
- Swinger Hill is well-served by public transport, with regular bus services connecting the suburb to other parts of Canberra.
- The area is within the catchment zone of several schools, including Swinger Hill Primary School and Mawson Primary School.

Please note: the property does not yet comply with the minimum ceiling insulation standard

Disclaimer: While all care has been taken in the advertising and marketing of these properties, we do not accept responsibility for any errors or inaccuracies.

Pets: Prospective tenants must obtain prior consent from the owner and body corporate (if applicable) to keep pets on

the premises.