

**5/11 Cavanough Street, Phillip, ACT 2606**

LUTON

**Sold Apartment**

Wednesday, 8 November 2023

5/11 Cavanough Street, Phillip, ACT 2606

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Type: Apartment**



Kate Yates

0417676169

**\$590,000**

Situated in the heart of Phillip and only a short walk to the Canberra Hospital precinct and Woden Town Centre with the proposed new Light Rail hub, this gorgeous, split-level, light-filled two-bedroom townhouse is generous in proportions and flooded with light. The pretty front courtyard welcomes you into the north-facing lounge room with soaring cathedral ceilings and full-length windows. The light also cascades into the loft style kitchen/dining area which oversees the living area. The uppermost level houses the two bedrooms with built-in wardrobes and ceiling fans, a separate toilet and laundry plus the main bathroom. On the lower level you have a generous garage with internal access and another small bathroom with a shower and toilet, making this a home of true convenience. Off street parking is readily available and communal vegetable tubs are also on offer. Don't miss the opportunity to secure a great home in a fabulous location!

Features:

- New Security screen and main door on front entry
- Living area with carpet, cathedral style ceiling and full-length windows, ceiling fan and vertical blinds
- Split level to kitchen/dining area
- Kitchen has laminate bench tops, electric cooktop, rangehood and oven, double sink, leafy outlook. Dining area has ceiling fan
- Upper level has separate toilet and laundry with dryer, wash tub and storage
- Master bedroom and bedroom two both have built-in wardrobes, roller blinds, carpet and ceiling fans
- Main bathroom has shower over bath, and a vanity with storage
- Direct entry from single garage with auto door and storage
- Second bathroom with toilet and shower

Other features:

- Off street parking
- Stair access only
- New electric hot water system
- EER: 4.5
- Rates: \$524 p.q. (approx.)
- Strata Fees: \$670 p.q. (approx)
- Townhouse size: 121m<sup>2</sup> (Total)
- Built in: 1993
- Rental Appraisal: \$570 - \$600 per week
- Short walk to Woden Town Centre and the proposed new Light Rail hub, The Canberra Hospital precinct, local ovals, schools and public transport
- Short drive to City