

# 5/14 Alsop Close, Phillip, ACT 2606

EN VOGUE

## Townhouse For Sale

Saturday, 10 February 2024

5/14 Alsop Close, Phillip, ACT 2606

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Townhouse**



Paul Kerin

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**\$560,000 +**

New to the sales market is this neat and tidy single level 2 bedroom 1 bathroom Townhouse located in sought after Phillip. If you have been looking for a property in a prime position then look no further as this one ticks all the boxes. The perfect entry level property for the first time buyer. An immediate impression of style and simplicity as soon as you enter through the private front courtyard. A floorplan in place that has been designed to anticipate your every need and all is ready to move straight in and enjoy this spacious property. Internally you have separate living and dining areas with new carpet and blinds throughout. The master bedroom is situated at the front of the property with reverse cycle heating and cooling plus has built in robes and access through to the two way main bathroom. The second bedroom is a great size and is located off the dining area. The bathroom has a separate bath and shower on offer. The laundry is cleverly positioned next to the bathroom for easy access. The showpiece here is the superbly appointed kitchen with freestanding oven. Electric cooking and ample cupboard space. A perfect area to cook and create and entertaining made easy with the spacious dining that has reverse cycle heating and cooling. Flowing through to the fully enclosed low maintenance paved back courtyard with rear external gate access. The single lock up garage has enough space for some shelving to be installed if further storage options required. Now let's talk location and you will not find a better positioned Townhouse so close to everything you require and this is the main attraction. Within walking distance to Woden Town Centre, Canberra hospital and Mawson shops. Several schools in the area to choose from. Public transport nearby. Offering an exceptional lifestyle with a home that feels good to be inside the search could now be over. Do not miss this one! Other key features to note :- Reverse cycle heating and cooling- New carpet and blinds- Single glazed windows- Small boutique development- Low body corporate fees- Built 1988- EER 5.5- Body Corporate = \$1,982.80 per year- Rates = \$702.00 per quarter- Rental estimate = \$550.00 per week Disclaimer: All information regarding this property is from sources we believe to be accurate, however we cannot guarantee its accuracy. Interested persons should make and rely on their own enquiries in relation to inclusions, figures, measurements, dimensions, layout, furniture and descriptions.