

**59 Barnet Close, Phillip, ACT 2606**



**Sold House**

Monday, 14 August 2023

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**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Type: House**

**\$785,000**

Half way down the quiet cul-de-sac of Barnet Close you'll discover this renovated three bedroom separate title townhouse - in what is arguably the best street of Swinger Hill. Step through the entrance into this light, spacious, modern home. The living and dining areas radiate a warmth that continues throughout the house. This area receives beautiful natural light through the floor to ceiling glass that looks out onto greenery and views. In fact, the back garden and deck, with their quiet ambience, will be your favourite spots to enjoy a morning coffee or glass of wine at the end of the day. Retreat into the kitchen to cook a quiet meal or a boisterous dinner party for friends and family. The electric appliances give you full control so you can release your inner masterchef. At the end of the day, the three bedrooms beckon. All are inviting, with built in robes and views across the treetops. The master boasts access to the adjacent spacious main bathroom for the ultimate wind down. With a full bath and bright white tiles, this bathroom speaks to what this property is about... style... comfort... home. Stroll out your front door to all that Woden Town Centre has to offer including the Southside markets on Sunday mornings. It's just 10 minutes by car to Civic and walking distance to the Phillip Business District or The Canberra Hospital. Access to the major public transport routes means you can get anywhere quickly and easily. Close to Southlands at Mawson, with its array of independent delis, grocers and boutique stores. Swinger Hill was developed in the 1970s to "challenge the suburbs". We challenge you not to fall in love with this home. • Three generously sized bedrooms, two with built-in robes and master with walk in robe • Renovated kitchen with quality appliances including dishwasher • Spacious, open plan living & dining area with leafy views • Renovated stylish main bathroom with separate bath and shower • Additional powder room on ground floor • Separate laundry with storage • Double carport with plenty of additional off street parking for vehicle, trailer or boat • Ducted evaporative cooling and reverse cycle split system air conditioner in living area • Single and double glazed windows throughout • Low maintenance courtyard and gardens • Plenty of storage • Close to Southlands at Mawson, Westfield Woden, Phillip Business District or The Canberra Hospital, just 10 minutes by car to Civic

STATISTICS (all figures are approximate) • Block: 5 • Section: 77 • EER: 2 • Year Built: 1980 • Residence: 128.4 sqm • Carport: 29.7 sqm • Land Size: 212 sqm • UCV: \$673,000 (2022) • Rates: \$3,063 p.a • Rental Range: \$600 - \$630 per week

We advertise a guide price which your offer must exceed. The first preference is for an offer to be unconditional, and on a contract with a waiver of the cooling off period ie. a Section 17 certificate. If appropriate, conditional offers (eg. subject to finance/valuation) will be considered. All offers are confidential & will not be disclosed to other buyers for privacy purposes. A 5% deposit is acceptable upon exchange of contracts.