

# 6/22 Port Jackson Circuit, Phillip, ACT 2606

**maloneys**

## Sold Townhouse

Thursday, 10 August 2023

6/22 Port Jackson Circuit, Phillip, ACT 2606

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: Townhouse**



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**\$718,000**

This spacious freshly painted three bedroom, two bathroom townhouse with updated kitchen appliances is in a central location close to Woden Town Centre, Canberra Hospital, public transport and local schools. With two courtyards, double garage with internal access and directly opposite a small park with children's playground this property would suit a professional couple or small family. Two bedrooms are located downstairs, both with built in robes. Downstairs you will also find a European laundry, spacious bathroom with a bath and separate shower and access to the back courtyard with clothesline. Upstairs is a large tiled living area with access to the balcony, kitchen with updated appliances and bathroom with two-way access. The Main bedroom is very generous and offers a walk-through robe to the bathroom. Features include-

- Three bedroom townhouse freshly painted
- Two large bathrooms one with separate bath and shower
- Kitchen with updated appliances
- Two courtyards, back courtyard with clothesline
- Spacious living room upstairs with access to balcony
- Double garage with internal access
- European laundry
- Affordable centrally located townhouse

Property Details: Upper Residence: 70m<sup>2</sup> Lower Residence: 55m<sup>2</sup> Garage size: 36m<sup>2</sup> Property Outgoings: Rates: \$660.33 per quarter Land tax if Payable \$911.49 per quarter Strata Levies \$963.67 per quarter EER: 1.5 Disclaimer: While all care has been taken in compiling information regarding properties marketed for rent or sale, we accept no responsibility and disclaim all liabilities in regards to any errors or inaccuracies contained herein. All parties should rely on their own investigation to validate the information provided.