

**6/39 Tank Street, Phillip, ACT 2606**



**Townhouse For Sale**

Friday, 22 March 2024

6/39 Tank Street, Phillip, ACT 2606

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 103 m2**

**Type: Townhouse**



Ryan Hedley  
0458440375

## Auction

Auction Location: In Rooms | LJ Hooker Canberra City | 182 City Walk, Canberra City Step into comfort and convenience with this charming residence nestled in the heart of Phillip. Enjoying a prime location mere minutes from Woden Westfield and Canberra Hospital, this home offers the perfect blend of accessibility and tranquility. Upon entering, you'll be greeted by spacious interiors, adorned with subtle yet elegant touches. The double-height stairwell adds a touch of grandeur, setting the stage for the warmth and comfort that permeates throughout. Featuring three bedrooms, including a luxurious master suite with its own ensuite, this home provides ample space for relaxation and rejuvenation. Stay cozy all year round with the convenience of gas heating and reverse cycle air conditioning. Outside, two secure yards and an inviting upstairs balcony offer the perfect retreats for enjoying the fresh air and sunshine. Luxury abounds with a spa bath in the main bathroom and the added convenience of two garages with remote access. Stay effortlessly connected with NBN connections, ensuring smooth communication and entertainment for you and your family. Don't let this opportunity pass you by. Schedule a viewing today and experience the comfort and convenience of Phillip living firsthand.

Features:  
Minutes from Woden Westfield  
Minutes from Canberra Hospital  
Double height stair well  
Two secure yards, front and rear courtyards  
Three spacious bedrooms  
Large kitchen fitted with ample storage  
Gas heating and Reverse cycle air conditioning for all year comfort  
Upstairs balcony  
Walk in robe and Ensuite in Master Bedroom  
Spa Bath fitted in main bathroom  
2 Garages with internal access  
NBN connections