

# 6/57 Port Jackson Circuit, Phillip, ACT 2606

## Apartment For Sale

Tuesday, 21 May 2024

6/57 Port Jackson Circuit, Phillip, ACT 2606

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 77 m2**

**Type: Apartment**



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## By Negotiation

Finally you have found your dream home - affordable and within walking distance to Woden Town Centre and The Canberra Hospital. The open plan layout, extensive windows and neutral palette expands the space delivering a feeling of calm, privacy and peace. It feels like a home not an apartment. Perfectly positioned in an idyllic Phillip setting amidst leafy surrounds, enjoy the best that apartment living has to offer. At the heart of number 6 you'll love the North-facing living and dining zone, open plan to embrace modern living with stylish, bright & friendly palette. A sliding door opens up to invite you onto a sundrenched balcony, elevated to capture cooling breezes whilst enjoying expansive leafy views and having a relaxing drink with friends. Defying traditional apartment sizing, the kitchen occupies a generous footprint capable of handling any catering requirement with ease; featuring an electric cooktop, oven and dishwasher. Freshly painted and carpeted throughout, nothing left for you to do except move right in. Accommodation is in the form of two spacious bedrooms both with built-in wardrobes and vistas from each window. Additional features include a reverse cycle air-conditioning unit, incredible space and storage as well as a single car garage with storage space - a rare finding. - Open-plan living and dining with good indoor/outdoor flow- Large balcony with leafy outlook- Freshly painted and carpeted- Modern kitchen with great cabinetry storage and bench space plus dishwasher- Two bedrooms, both with built-ins- Spacious bathroom with separate bath and shower- Reverse cycle split system- Single vehicle garage with loads of storage Living Size: 77m<sup>2</sup> (approx.) Balcony Size: 7m<sup>2</sup> (approx.) Rates: \$1,731.61 pa (approx.) Land Tax: \$2,345.02 pa (approx.) Body Corporate: \$1,324.96 p.q (approx.) Construction: 1993 Disclaimer: Please note that while all care has been taken regarding general information and marketing information compiled for this advertisement, LJ Hooker Woden/Weston does not accept responsibility and disclaim all liabilities regarding any errors or inaccuracies contained herein. Figures quoted above are approximate values based on available information. We encourage prospective parties to rely on their own investigation and in-person inspections to ensure this property meets their individual needs and circumstances.