

65/98 Corinna Street, Phillip, ACT 2606

Unit For Sale

Wednesday, 7 February 2024

65/98 Corinna Street, Phillip, ACT 2606

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Type: Unit



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\$430,000+

Located on the courtyard level of Sky Plaza, you will be impressed by the open plan living area that's complimented by the north-facing floor-to-ceiling windows, creating an open and airy room filled with natural light. The living area flows out onto the extra large 32m² courtyard that overlooks the established garden beds. The courtyard is ideal for entertaining, outdoor meals or simply relaxing in the sun. The modern kitchen offers plenty of bench space with additional storage with overhead cupboards. The kitchen includes electric appliances including a stove top, oven, and dishwasher. Included in this space is the sizable European laundry with a dedicated sink. The stylish bathroom is enhanced by large floor-to-ceiling tiles throughout, an extra large semi-frameless shower, and a separate vanity. Additional storage is provided by the linen cupboard in the hallway. Accommodation is made up of the large light-filled room that looks out onto the courtyard, included in the bedroom is the large built in robe and the split A/C unit for extra comfort in both winter and summer. Sky Plaza is a popular complex that includes common garden spaces & BBQ area with sitting tables. There is a basement car parking and visitor parking options within the complex. Phillip is located right in the heart of the Woden Valley. Walking distance from the apartment, you have access to Westfield Woden, Bradley Street Dining Precinct, Canberra Public Hospital, and the Woden Bus Interchange. There are also several parks nearby to enjoy a picnic or light stroll with your furry friend. This apartment is currently rented until May 2024, with the tenants paying \$470pw. Features:- Courtyard location- Split system heating and cooling in bedroom and living area- Carpet throughout living and bedroom- European laundry- Basement car space - Complex communal BBQ & sitting areas- Electric appliances- Floor-to-ceiling windows - Large courtyard overlooking established gardens Figures: Body Corp: \$903pq Rates: \$402pq Land tax: \$481pq EER: 6 stars Internal size: 60m² Balcony: 32m² Rental income: \$470pw