

**69/98 Corinna Street, Phillip, ACT 2606**



**Apartment For Sale**

Wednesday, 22 November 2023

69/98 Corinna Street, Phillip, ACT 2606

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**



Chris Wilson  
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Jack Wilson  
0402367713

## Offers Above \$440,000

Centrally located in the heart of Woden, this spacious 1-bedroom apartment has been immaculately cared for, ready for its new owners. Positioned in the smallest section of the Sky Plaza complex, the apartment sits on the second floor, and is easily accessible via lift or stairs. Entering into the open plan living, the apartment is spacious and perfect for entertaining. The large galley style kitchen offers an electric oven/cooktop combo, dishwasher & plenty of bench space and storage. The kitchen also hosts the European laundry which has been smartly positioned and tucked away. The main bedroom is of generous size, with floor to ceiling built in robes, and receives plenty of sunlight due to its northerly aspect. Both the living area and bedroom flow onto the north facing balcony overlooking the quiet, internal complex courtyard. No more than a stone throw from the Woden Westfield Plaza you have access to any food, retail or service option at your fingertips. An easy and short walk to Canberra Hospital or moments from main arterials which will see you in the city within 10 minutes drive or headed south with ease. This apartment has a designated car space in the secure underneath car park but in this location and the proximity to public transport. NOTE: New curtains are being installed mid-December. Features include:

- ☑ Northerly aspect 1 bedroom apartment in Sky Plaza Building C
- ☑ Split System Heating and Cooling
- ☑ Double Glazed Windows
- ☑ Freshly cleaned carpets in great condition
- ☑ Excellent location in the heart of Woden
- ☑ Located on level 2 and accessed by lift or stairs
- ☑ Communal courtyard and several covered BBQ areas
- ☑ Secure, remote access basement carpark with storage cage

Apartment Size: 59m<sup>2</sup> + balcony 10m<sup>2</sup> (approx.) Year of Construction: 2005 EER: 6.0 Outgoings: General Rates: \$399 p/qtr (approx.) Land Tax (investors): \$474 p/qtr (approx.) Body Corp Levies: \$862 p/qtr (approx.) Disclaimer: The material and information contained within this marketing is for general information purposes only. Cream Residential Pty Ltd does not accept responsibility and disclaim all liabilities regarding any errors or inaccuracies contained herein. We recommend all interested parties to make further enquiries and seek further advice. You should not rely upon this material as a basis for making any formal decisions.