

7/85 Port Jackson Circuit, Phillip, ACT 2606



Sold Apartment

Monday, 14 August 2023

7/85 Port Jackson Circuit, Phillip, ACT 2606

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Type: Apartment



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\$460,000

Within walking distance to the surrounding amenities and offering a low maintenance lifestyle are key features when considering purchasing a new home either as a first home buyer or an investor. This apartment certainly ticks all those boxes. With its ground floor position, the apartment offers a combined lounge and dining room with wall mounted reverse cycle air conditioner, kitchen with electric cook top, oven and dishwasher. The main bedroom has access to a small courtyard and ensuite bathroom. There is a large study alcove adjacent to the lounge and dining room making an ideal home office area. You will find built in robes to both bedrooms and the bathroom is combined with laundry facilities. You are a short stroll from the Canberra Hospital so that you can leave the car in the carport saving on the cost of petrol. The vibrant Woden Town Centre with the many government offices, Westfield Woden shopping centre and recently completed Bradley Street restaurant precinct is also accessible by public transport on Ainsworth Street and if you cycle or like to take a short stroll, it is not far away too. For the sports enthusiasts whether its participating or observing, the Phillip Oval is only metres away where AFL and cricket matches are played. Car accommodation is provided by an allocated carport. Currently leased unfurnished at \$425 per week until 1 October 2023. For investors, the location being so close to the hospital and minimal maintenance ticks all the boxes from an investment point of view. The suburb is named after Arthur Phillip, the first Governor of New South Wales. Streets in Phillip use names associated with the First, Second and Third fleets. Features:

- Ground floor position
- Only 12 apartments in the Unit Plan
- Combined lounge and dining room with wall mounted reverse cycle air conditioner
- Study alcove suitable to be used as a home office
- Kitchen with electric cook top, oven, dishwasher and ample cupboard space
- Main bedroom with access to small courtyard and ensuite bathroom
- Built in robes to both bedrooms
- Bathroom with corner spa bath with shower over, toilet and vanity
- Laundry facilities included in the bathroom
- Electric hot water service
- NBN connectivity – fibre to the node
- A short stroll to the Canberra Hospital and public transport on Ainsworth Street
- Easy access to the Woden Town Centre with its Westfield Woden shopping centre, Bradley Street restaurant precinct and government offices
- Single allocated carport
- Currently leased unfurnished at \$425 per week until 1 October 2023

Statistics: (all measures/figures are approximate) Block 8 Section 166 Land value \$151,200 Block size 1,153 sqm (entire block) Rates \$580 per quarter Body corporate levies: \$964.61 per quarter Land tax: \$762.36 per quarter (if purchased as an investment property) Living area: 113 sqm EER 5 Currently leased unfurnished at \$425 per week until 1 October 2023