

75/1 Surprize Place, Phillip, ACT 2606

Apartment For Sale

Thursday, 1 February 2024

75/1 Surprize Place, Phillip, ACT 2606

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 76 m2

Type: Apartment



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Offers Over: \$565,000+

Positioned on the top floor, this 2 bedroom residence is not just a home but a lifestyle. Offering plenty of natural light and a large 76m² open-plan design, it's ideal for both a move-in owner or a savvy investor. It is also disability accessible with wide doorways and a designated oversized car space, catering to every need with utmost convenience. Located within the highly sought-after Idalia complex, this apartment exudes charm and functionality. As you step inside you're immediately greeted by the allure of new carpets and a design that seamlessly integrates indoor and outdoor living. Picture yourself sipping your morning coffee on the 13m² balcony, or enjoy the warm and inviting atmosphere of the living room, created through the thoughtful layout and skylight, which ensures an abundance of natural light. The well-appointed kitchen, boasts modern black and white tones, an AEG electric cooktop, oven, and a stylish white tile backsplash. With a spacious pantry, microwave nook, window and stone benchtops, this kitchen is a chef's delight. Whether you're entertaining guests or enjoying a quiet night in, this apartment has you covered. Both of the 2 bedrooms are generously sized with space to make it your own and are equipped with mirrored built-in wardrobes, and the second bedroom conveniently opens to the balcony. The bathroom is generously sized, with mirrored cabinets and floor-to-ceiling tiles. The apartment also features reverse cycle air conditioning, a cleverly tucked away European laundry, ample storage and NBN. Features of this property include:- 2 Bedrooms with built-in robes and access to the balcony- Modern bathroom- Chef kitchen with AEG appliances- Large balcony- NBN ready- Disability accessible- Disability-size car space with storage cage- New carpets- Top floor location- Skylight in the living room- European-style laundry- Reverse cycle heating and cooling- Storage cage

Key Figures:- Living: 76 m² (approx.)- Balcony: 13 m² (approx.)- Level: 2nd Floor- Age: 2018- Developer: Hindmarsh- Rates: \$430.00 per quarter (approx.)- Strata Levy: \$1,085.00 per quarter (approx.)- Land Tax (Investor Only): \$520.00 per quarter (approx.)

Take advantage of Idalia's prime location, with the Westfield Woden literally at your doorstep. Offering a range of great dining and drinking options, access to public transport as well as a number of Government offices and the Canberra hospital. Don't miss the chance to make 75/1 Surprize Place your new dream home. Inspect now and step into a lifestyle of comfort and accessibility.

Disclaimer: The information contained in this advertisement has been provided by sources we believe are reliable, however we cannot guarantee its accuracy and recommend any interested parties rely on their own enquiries.