

77 Hallen Close, Phillip, ACT 2606

CARTER + CO

Townhouse For Sale

Sunday, 24 March 2024

77 Hallen Close, Phillip, ACT 2606

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 259 m2

Type: Townhouse



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Contact Agent

Perfect proportions streaming with natural light, space and views are some of the outstanding features of this separately-titled townhouse. The living areas have been opened for space and outlook and flow outdoors to the north-facing timber deck. Accommodation includes three large bedrooms, main opening out to a large private courtyard, formal lounge and dining room, new kitchen with caeserstone benchtop overlooking the open-plan family and casual dining areas, and leading to "alfresco dining" deck, new bathroom, double garage with internal access, new laundry and storage. In close proximity of some of the best facilities Canberra has to offer, including the Woden Shopping Centre, Southlands Shopping Centre and Canberra Hospital, just to name a few, this is the perfect home for the downsizer, executive couple or first home buyer. Features:

- North-facing to living areas
- Corner townhouse with an abundance of natural light throughout
- New kitchen with views
- Casual dining area with views over Woden area
- Formal lounge and dining room leading to alfresco dining deck
- Large family room
- Three bedrooms, all with robes
- Large master bedroom opening to a large private courtyard
- Spacious new bathroom
- Large laundry with new cabinetry
- New timber flooring in all the living areas including stairs
- Carpets in all bedrooms
- Alarm system
- New quality blinds
- Reverse-cycle air-conditioning
- Landscaped rear courtyard garden
- Double garage with internal access and remote control doors
- No body corporate fees
- Close to The Canberra Hospital, local Swinger Hill Shops and Southlands Shopping Centre
- Ideal for the downsizer, executive couple or first home buyer

UV: \$599,000 Block Size: 259m² Rates: \$3,120 Land Tax: \$5,286 EER: 2.5