

79/116 Easty Street, Phillip, ACT 2606



Apartment For Sale

Tuesday, 6 February 2024

79/116 Easty Street, Phillip, ACT 2606

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 77 m2

Type: Apartment



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\$510,000 +

Location does not get better than this, enjoy a walk into Woden Town Centre without sacrificing your peace and quiet. Centrally located, bursting with amenities, this perfect and surprisingly spacious one-bedroom plus bedroom sized study apartment is north facing and would suit first home buyers, downsizers or investors alike. The contemporary open-plan layout is complemented by a fresh palette, a beautiful green outlook and an abundance of natural light with a north facing aspect. Step inside and relax in the large lounge and dining area, with a reverse cycle heating and cooling unit for comfort all year round. The floor to ceiling sliding door opens up to a sizeable covered balcony, bringing the outdoors in. Wander into the chef's kitchen, and you will be greeted with all the modern conveniences including quality electric oven, cooktop and dishwasher, large stone benchtops with breakfast bar. This kitchen is truly sizeable for a one-bedroom home, up to the task of handling all your entertaining requirements with ease. The main bedroom is generous in size with mirrored built-in robes. The study is surprisingly spacious, ideal to work from home, or could easily serve as a second bedroom or the opportunity to give your guests a private place to stay. The bathroom is conveniently located with floor to ceiling tiles, large walk-in shower and vanity with storage. The complex is low rise, enjoy the open feel with landscaped and well-maintained greenery, pool and BBQ area. Your car space is covered and secure, plus storage. Currently tenanted on a month-to-month lease at \$500 per week, this is the perfect opportunity for a strong rental yield or claim back on your stamp duty before you move in. Nestled within a quiet street yet just minutes away from everything you need, thrive in the benefits which surround you! A myriad of services are all moments away including the Woden shopping precinct, The Canberra Hospital, APS offices, upcoming CIT and light rail stop, and both primary and secondary schooling. In addition, multiple bus routes are all within walking distance for easy transport to the CBD and surrounds.

Features-

- Large one bedroom apartment with bedroom sized study
- North facing aspect
- Mirrored robes to the bedroom
- Spacious kitchen with electric cooking, dishwasher and plenty of bench and storage space
- Reverse cycle heating and cooling unit
- Secure underground car space with storage
- Complex offers pool and BBQ area

Living size: 74m² living + 8m² balcony (approx.) Rates: \$1,519.86 p.a (approx.) Land tax: \$1,964.38 p.a (approx.) (only if rented) Construction: 2012 EER: 6 stars Body Corporate: \$1051.42 p.q (approx.)