

8/15 Mansfield Place, Phillip, ACT 2606

Townhouse For Sale

Friday, 12 April 2024



8/15 Mansfield Place, Phillip, ACT 2606

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: Townhouse



Brett Hayman
0411414624



Martin Faux
0421593602

\$620,000

Well positioned in Phillip, this single level townhouse offers so much more, with all the sought after features of a traditional home and added lifestyle benefits of a low maintenance dwelling in a fantastic location. Thoughtfully designed with two generous bedrooms, updated kitchen, renovated bathroom, and low maintenance courtyard style gardens, this is the perfect opportunity for those looking to enter the property market, downsize or invest. A stone's throw away from shops, schools, and close to Westfield Woden and the Canberra Hospital.

FEATURES

- Low maintenance townhouse in a central location
- Two generous bedrooms, both with built-in wardrobes
- Spacious lounge room
- Updated kitchen with good quality appliances, and ample bench space and storage
- Meals area off kitchen
- Updated two-way bathroom with separate toilet
- European laundry
- Paved rear courtyard with views to Mt Taylor
- Single garage with automatic door
- Ducted reverse cycle heat / cooling throughout
- Boutique complex of only 10 townhouses
- 5 minutes (approx.) walk to Swinger Hill shops (IGA, restaurants, Asian grocery, and café)
- 20 minutes' walk or 5 minutes' drive (approx.) to Westfield Woden and Southland Shopping Centre
- Less than 10 minutes' walk (approx.) to Mawson Ponds and R4/R5 buses on Athllon Drive
- Close to Mawson Primary School, Canberra Christian School, Marist College, Melrose High School and Canberra College

STATISTICS (all figures are approximate) EER: 0.0 Living Size: 80m² Garage: 23m² Rates: \$2,868 pa (approx.) Land Tax: \$3,967 pa (approx.) Strata Levies: \$2,916 pa (approx.)