

8/15 Mower Place, Phillip, ACT 2606

Unit For Sale

Tuesday, 30 April 2024



8/15 Mower Place, Phillip, ACT 2606

Bedrooms: 2

Bathrooms: 1

Parkings: 2

Area: 68 m2

Type: Unit



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Auction

Ideally located within walking distance to Westfield Woden and The Canberra Hospital, and with easy access to the city, this sophisticated and light-filled two-bedroom apartment is ready for new owners. With modern finishes throughout, two balconies and within a secure complex, this home offers the perfect opportunity for the first home buyer, downsizer, or investor.

FEATURES

- North-facing corner apartment – no neighbours on one side
- Located on the first floor
- Filled with natural sunlight
- Two spacious bedrooms, both with built-in robes
- Main bedroom with balcony and great views to Eddison Park
- Modern bathroom
- Open plan living and dining area
- Balcony off living area with views to Woden
- Well-appointed kitchen with quality appliances and stone benchtops
- European laundry with storage
- New hybrid timber flooring throughout
- New carpet to bedrooms
- Newly fitted LED's throughout
- Freshly painted
- Reverse cycle air conditioning units in lounge area and main bedroom
- Two allocated car spaces plus storage cage
- Ample street and allocated parking for visitors
- Complex with beautifully maintained gardens
- Walking distance to Eddison Park with playgrounds, frisbee golf, walking paths and outdoor gym; Westfield Woden and The Canberra Hospital

WHAT THE SELLER LOVES ABOUT THE HOME

1. Friendly neighbours and community
2. Quiet, leafy outlook from both balconies
3. Well-equipped secure gym and heated pool facilities
4. Walking distance to restaurants, pubs and clubs

STATISTICS (all figures are approximate)

EER: 6.0 Home Size: 68m² Construction: 2014 Rates: \$441 p/q Land Tax: \$529 pq Strata Levies: \$1,417 pq Units in Complex: 201 Rental Range: \$590-\$620