

8/85 Port Jackson Circuit, Phillip, ACT 2606

Apartment For Sale

Thursday, 1 February 2024



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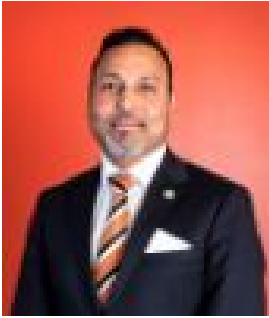
Bedrooms: 2

Bathrooms: 1

Parkings: 1

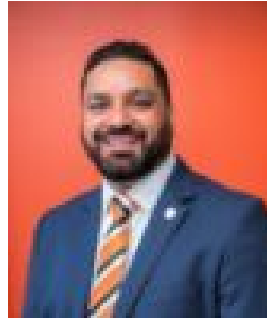
Area: 106 m2

Type: Apartment



Raj Sahu

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Gurpreet Singh

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\$455,000+

Only a short stroll to the Woden Town Centre, CIT and the Canberra Hospital from this extra-large two-bedroom ground floor apartment. This oversized apartment features spacious living, dining and study area as well as good size bedrooms with built-in robes to enjoy living daily in a convenient location. This wonderful apartment is located within walking distance to the surrounding amenities and offering a low maintenance lifestyle are key features when considering purchasing as a first home buyer, downsizer or an investor. For investors, the location being so close to the hospital and minimal maintenance ticks all the boxes from an investment point of view. This apartment certainly ticks many of those boxes including the best value for your money. This apartment with its ground floor position features a combined large living, dining and study area, kitchen with electric cook top, oven and plenty of bench top space for daily convenience. Both bedrooms are in good size with built-in robes and the bathroom is combined with laundry facilities. Being on a short stroll from all the local facilities in the area allows you to leave the car in the carport saving on the cost of petrol on daily basis. The vibrant Woden Town Centre with the many government offices, Westfield Woden shopping centre and recently completed Bradley Street restaurant precinct is also accessible by public transport on Ainsworth Street and if you cycle or like to take a short stroll, it is not far away too. For the sports enthusiasts whether its participating or observing, the Phillip Oval is only metres away where AFL and cricket matches are played. Highly efficient in design and the brick construction ensuring a comfortable lifestyle all year round. Call us now to view this wonderful large apartment before you miss this one.

Total Space = Living + Courtyard + Carport = 106 sqm

Property Features Include:

- Large apartment on a ground floor
- Combined large living, dining & study area
- Kitchen with electric cook top, oven & ample cupboard space
- Spacious bedrooms with built-in robes
- Modern bathroom with corner bath with shower over
- Laundry facilities included in the bathroom
- Car accommodation is provided by an allocated carport
- Small complex of only 12 apartments in the Unit Plan
- A short stroll to the Canberra Hospital & public transport
- Easy access to the Woden Town Centre with its Westfield Woden shopping centre, Bradley Street restaurant precinct & government offices

Strongly recommend viewing of this wonderful large apartment. Call us now to view this amazing ground floor apartment before you miss this one.