

81 Hallen Close, Phillip, ACT 2606

maloneys

Sold Townhouse

Tuesday, 19 September 2023

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Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 136 m²

Type: Townhouse

\$830,000

TRI LEVEL separate title townhouse with wonderful panoramic views across the valley towards Black Mountain Tower. Capturing north westerly sun perfect in the Canberra winter with 2 wall mounted air conditioners to keep the place cooler in summer. Polished timber flooring throughout the living area, dining/family and kitchen plus brand new carpeting on staircase and all upstairs bedrooms. Kitchen has stone bench tops lots of cupboard space and lovely views over the rear decking and the mountain ranges. All bedrooms have mirrored sliding doors to the wardrobes and the bathroom has been fully renovated. There is a downstairs bathroom near the front entry next to the laundry. Entry to the property either through the second car spot (easily adaptable to covered space) or through the remote controlled garage door which has internal access. The living room has a built in buffet unit plus a built in wine cabinet. Large timber entertaining deck and astro turf courtyard with gate access to the reserve. This is a lovely place to call home to either singles, partnered up or small families wanting to enjoy townhouse living so close to Canberra Hospital, Swinger Hill shops, Southlands Shopping Centre and Woden Town Square. No lawns to mow either !! Block 182 sqm House size 136.6 sqm EER 2UV \$571,000 (2023) Rates \$3,011 pa NO BODY CORPORATE FEES To obtain a copy of the contract and building inspection report go to the Maloney's Property website, click on the for sale section, scroll through to this property listing and press the download the contract part. This property is vacant and waiting for your immediate occupation on settlement. Contact the sole marketing agent Philip Kouvelis 0412622420 or email philip@maloneys.com.au Disclaimer: While all care has been taken in compiling information regarding properties marketed for rent or sale, we accept no responsibility and disclaim all liabilities in regards to any errors or inaccuracies contained herein. All parties should rely on their own investigation to validate the information provided.