

**86 Barnet Close, Phillip, ACT 2606**

**MY MORRIS**

**Sold House**

Sunday, 20 August 2023

86 Barnet Close, Phillip, ACT 2606

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Area: 244 m2**

**Type: House**



Sandy Morris

0420380895

**\$860,000**

My new owners will love:- My separate title with no body corporate fees- My tri level floorplan filled with natural light- My spacious front and rear courtyards- My second to none location just a short walk to Canberra Hospital This light filled tri level three-bedroom ensuite townhouse is situated to the rear of Barnet Close with no through traffic. The nice elevation and a pretty outlook from both the downstairs living areas and the upstairs bedrooms adds to the wonderful feeling of space internally. The north easterly aspect provides lovely natural light throughout and the advanced deciduous and evergreen plants to the generous front and rear courtyards ensures shade during the hot Canberra summers. The living is located off the entry and has direct access to both the front courtyard and internal access to the single lock up garage (currently converted to additional living/storage space but easy to change back to a garage). The kitchen includes induction cooking, refrigerator, microwave, stainless steel dishwasher and a pantry and it overlooks the spacious rear courtyard garden. The laundry has built in cabinetry and a linen cupboard and the owner is happy to include the washing machine. The main bedroom has built in robes and an ensuite bathroom; bedroom two has built in robes and bedroom three has built in cabinetry and presently used as a study. All bedrooms have direct access to the upstairs balcony. Perfectly located just a short walk to Canberra Hospital, Mawson Primary and Canberra Christian School, Westfield Woden and public transport. My specifics: Living size: 131m<sup>2</sup> Garage and store: 21m<sup>2</sup> Block size: 244m<sup>2</sup> Year built: 1980 UV: \$678,000 Rates: \$3,017 (p/a) approx Land tax: \$5,064 (p/a) approx if rented