

9/128 Easty Street, Phillip, ACT 2606



Townhouse For Sale

Saturday, 13 January 2024

9/128 Easty Street, Phillip, ACT 2606

Bedrooms: 3

Bathrooms: 2

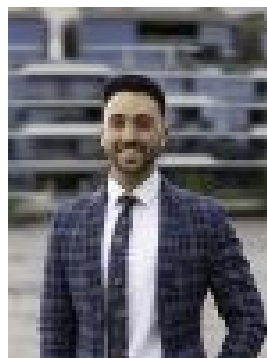
Parkings: 2

Area: 150 m2

Type: Townhouse



Samuel Fitzsimmons
0400305041



Brendan Halls
0449795828

Auction 03/02/24

**Please note this property will go to auction on Saturday, 3rd February 2024 as part of our Summer Showcase Event held at the Hyatt Hotel Canberra. The event will begin at 9am and a more indicative time for this particular auction will be provided closer to the date. Nestled in the vibrant heart of Woden Valley, just a short stroll from Westfield Woden and its diverse range of amenities, retail outlets, and transportation options, this expansive three-bedroom townhouse offers a prime opportunity for both homeowners and investors. Situated within the exclusive "Tarlo" complex, renowned for its quality residences, this contemporary townhouse is spread across three levels. The ground level boasts a double lockup garage, a well-appointed bathroom, and a bedroom with split system air conditioning, a separate entrance, and direct access to a private courtyard, perfect for outdoor relaxation. Moving to the second level, quality timber flooring graces the spacious central kitchen, dining, and living area, with seamless access to a private balcony featuring a barbecue gas outlet-an ideal space for hosting gatherings. The contemporary kitchen is equipped with stone bench tops, a large over-mount sink with a stylish black finish, gas cooking facilities, and a convenient breakfast bar. Ascending to the top floor, an expansive master bedroom awaits, complete with its own ensuite, split system, and a private balcony overlooking a greenbelt of trees and walking tracks. The second bedroom, equally spacious, is serviced by a separate bathroom. Both bedrooms offer built-in storage and individual split system air-conditioning. The location is unparalleled, situated in the geographic heart of Canberra, with easy access to Westfield Woden, bike paths, walking tracks, and upcoming transportation options, including Stage 2 of the Light Rail. The proximity to exciting new developments such as the Woden CIT campus and the Canberra Hospital Expansion makes Woden an increasingly attractive investment. Features: • Open plan living and dining area • Timber flooring in living areas • Private courtyard • Large kitchen with stone benchtops and gas cooktop • Master bedroom with built-in-robe, ensuite and balcony • Bedroom three with courtyard access • Reverse cycle heating and cooling throughout • Close proximity to Woden CIT, Canberra Hospital, Westfield Woden and so much more Stats: Living: 150m² Courtyard: 10m² Balcony 1: 7m² Balcony 2: 7m² Build: 2019 EER: 3.5 Body Corp: \$2,530.36 pa (approx) Rates: \$1,600.29 pa (approx) Please Note: Whilst all care has been taken by Ray White Canberra to ensure accuracy in the preparation of the particulars herein, no warranty or representation, express or implied, as to the accuracy or completeness of the particulars provided is made or given by us and interested parties must therefore rely on their own enquiries. Liability for any error, omission, negligence or misrepresentation is hereby excluded.