

9 Jewell Close, Phillip, ACT 2606

Sold Duplex/Semi-detached

Thursday, 1 February 2024



9 Jewell Close, Phillip, ACT 2606

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 88 m2

Type:

Duplex/Semi-detached



Jack Wilson

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\$877,000

Auction if not sold prior. Price guide of \$800,000 + An enviable location and an impeccably designed home, complete with updates that are not only contemporary but incredibly practical. Located in the catchment for the coveted bilingual Mandarin primary school, this home's floorplan is an example of its clever design, offering separated living spaces, three bedrooms, two bathrooms and an abundance of storage. Upon arriving at 9 Jewell Close, the privacy of this separate title townhouse is immediately evident. Entering through the private courtyard, which is overlooked by the north facing kitchen, the setting for a morning coffee is easily imagined. Filled with an abundance of natural light, the split-level design allows for the kitchen and dining space to overlook not only the sunken living room but also the large and inviting entertainers' deck. Equipped with plenty of storage and bench space, along with modern appliances including electric oven, electric cooktop and drawer dishwasher, this kitchen is sure to satisfy the most accomplished of cooks. The raised dining area and breakfast bar provides options to enjoy meals, flooded by the skylight's natural lighting. The sunken lounge room has been setup for an at-home theatre experience, previously configured to maximise space with custom cabinetry for a projector, retractable screen and surround sound. Extending seamlessly to the enormous deck, which spans the width of the home, where it is easy to visualize hosting friends and family for summer evening drinks. The main bedroom also accesses the deck and separated from the upstairs rooms, provides a parents' retreat, inclusive of a contemporary ensuite and built in robes. The two upper bedrooms both access a private courtyard, feature built in robes, designer ceiling fans and capture plenty of sunshine. The main bathroom is inclusive of a bath and the separate toilet provides a convenience for growing families that is sure to be appreciated before school. The separate laundry space is a convenience often preferred, but the exceptional use of split-level ceiling space has provided a substantial storage space. The double garage is remote accessible and has plenty of room for tools and toys with the addition of even more storage underneath. Swinger Hill is a satellite suburb in the heights of Phillip and the heart of the Woden Valley. A mere 450m to the Swinger Hill Shops, which are inclusive of a Local Grocer IGA, excellent Italian restaurant, café and more, ensuring any immediate necessities or evening meal requirements are met. Located within close proximity to the Woden Town Centre, ever expanding Canberra Hospital, main arterials into the city and public transport, it is no surprise this locality is so coveted. Do not delay your enquiry, register your interest today to receive more information and book an inspection. Opportunities as clever as this are rare. Features: • Exceptional Woden location. • Mawson Primary School catchment zone (excellent bilingual program). • Separate title. • Separated living spaces and intelligent split-level floor plan. • Large entertaining deck with retractable awning. • Reverse Cycle Split system A/C. • Abundant storage. • Ceiling fans in all bedrooms. • Double garage with remote access. UCV: \$535,000 Block Size: 212m² House Size: 88m² (approx.) Year of Construction: 1980 EER: 2.0 Outgoings: General Rates: \$719 p/qtr (approx.) Land Tax (investors): \$1,183 p/qtr (approx.) Disclaimer: The material and information contained within this marketing is for general information purposes only. Cream Residential Pty Ltd does not accept responsibility and disclaim all liabilities regarding any errors or inaccuracies contained herein. We recommend all interested parties to make further enquiries and seek further advice. You should not rely upon this material as a basis for making any formal decisions.