

95/98 Corinna Street, Phillip, ACT 2606



Unit For Sale

Friday, 12 April 2024

95/98 Corinna Street, Phillip, ACT 2606

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 227 m2

Type: Unit



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By Negotiation

Located in the vibrant heart of Woden, this spacious top-floor apartment combines the best features of standalone homes with the convenience of central apartment living. As you step inside, you're greeted by a generous lounge area and living space flooded with natural light from expansive windows. The apartment boasts three well-proportioned bedrooms, offering comfortable accommodation. The modern kitchen is equipped with high-quality finishes, fixtures, appliances, and clever storage solutions. What sets 95/98 Corinna Street apart is its expansive outdoor courtyard, a rare find in apartment living. Spanning an impressive 91m² and featuring a covered pergola, the outdoor areas are strategically positioned to enjoy sunlight and shade throughout the year, seamlessly integrating indoor and outdoor living. This exceptional apartment offers a fantastic opportunity for those looking to reside in the heart of Woden Valley, without compromising on indoor or outdoor space.

FEATURES- Stunning top-floor apartment in Sky Plaza, boasting expansive views.- Unique positioning with no neighbors above or on three sides.- Spacious master bedroom with a large walk-in wardrobe and recently renovated ensuite featuring floor-to-ceiling tiles, heated flooring, and a heated towel rail.- Two additional bedrooms, each with built-in wardrobes, one offering additional built-in storage suitable for use as a study area.- Well-appointed modern kitchen with a 900mm AEG gas cooktop, AEG oven, Miele dishwasher, clever pull-out pantry, and views overlooking the Woden Valley.- Sun-filled living, dining, and kitchen areas.- LED Downlights in kitchen, living rooms, hallway, and bathrooms.- Recently renovated main bathroom with floor-to-ceiling tiles, heated flooring, and a heated towel rail.- Good-sized laundry equipped with a Miele washing machine, Miele dryer, and ample storage.- Ducted reverse cycle heating and cooling, supplemented by a Heat N Glo gas fireplace in the living room.- Double glazed windows throughout, with some areas being triple glazed.- Large outdoor courtyard featuring a covered pergola with automatic motorized louvres and convenient water access for gardening.- Additional north-facing balcony providing all-day sun to the living room and bedrooms.- Secure underground parking for two cars and an additional storage unit.- Ideally located just a 5-minute walk to Westfield Woden and Phillip, and close to the proposed stage 2 Light Rail station, Hindmarsh Drive, and Yamba Drive, providing easy access to both the City and Tuggeranong.

STATISTICS (all figures are approximate) EER: 6.0 Living Size: 136m² Balcony Size: 91m² Total Apartment Size: 227m² Land Rates: \$455 per quarter Body Corporate: \$1,700 per quarter Water Rates: \$186 per quarter