

**177/116 Easty Street, Phillip, ACT 2606**



**Apartment For Sale**

Sunday, 23 June 2024

177/116 Easty Street, Phillip, ACT 2606

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Area: 54 m2**

**Type: Apartment**



Bri Williams

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**\$420,000+**

Located on the top floor, open plan living area that's complimented by the extra high ceiling and tall windows, creating an airy and open filled room with loads of natural light and quiet serenity. The living area flows out onto the well-sized balcony. The modern kitchen overlooks this space & is complete with stone benchtops & stainless-steel Fisher & Paykel appliances. The bathroom is enhanced by large floor-to-ceiling tiles & a stone bench vanity. The shower offering loads of space. Large light-filled bedroom room completed with built-in robes. "Avoca" is a popular complex that includes an outdoor pool, common garden areas & BBQ area with sitting tables. There is basement car parking, basement storage cage & visitor parking options. This apartment complex offers central location with quiet living life. Walking distance from the apartment, you have access to Westfield Woden, Bradley Street Dining Precinct, Canberra Public Hospital, and the Woden Bus Interchange. One of Canberra's CBD is halfway through its rejuvenation plan with plans of a new TAFE and tram station to be built in the coming years to accommodate to Canberra's fast-growing population. There are also several parks nearby to enjoy a picnic or light stroll with your furry friend. Features:- Top Floor location at unit 177- Extra high ceilings- Great Investment being in a Canberra CBD- Split system heating and cooling- European laundry- Basement car space with storage- Complex pool and BBQ areas- Electric appliances- Separate balcony

Figures: Body Corp: \$1,483pq Rates: \$587pq Land tax: \$484pq EER: 6 stars Internal size: 57m2 Balcony: 9m2 Rental income: \$480 - \$520 approx. per week