

96/1 Surprize Place, Phillip, ACT, 2606

ARCHER

Apartment For Sale

Wednesday, 21 August 2024

96/1 Surprize Place, Phillip, ACT, 2606

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: Apartment

"Step Into Your First Home or Secure a Smart Investment in a Top Location"

Seize the opportunity to own one of these outstanding apartments in the highly sought-after "Idalia" Complex, situated in the desirable suburb of Phillip.

The modern two-bedroom apartment and the elegant third-floor unit offer an array of premium features. Each residence showcases a contemporary design with abundant cupboard space and top-notch inclusions. The fully equipped kitchen boasts stainless steel appliances and sophisticated stone benchtops, perfect for culinary enthusiasts. The spacious master bedrooms feature mirrored wardrobes and a sliding door leading to a private terrace. The stylish bathroom is adorned with full-height wall tiling, and a separate European laundry comes with a dryer for added convenience.

The combined living and dining areas offer a welcoming and airy space, enhanced by ducted reverse-cycle air conditioning and full-length windows with a sliding door. These areas are filled with natural light and open to a private courtyard or balcony and a covered BBQ area, perfect for entertaining guests or unwinding.

Idalia's prime location provides easy access to the Woden Town Centre and Westfield Shopping Centre, both just a short walk away. Nearby amenities include two supermarkets, gyms, clubs, restaurants, a cinema, and a library. The Woden Bus Interchange is conveniently close, and Canberra Hospital is only a five-minute drive.

The property features secure basement parking with lift access to your designated space, plenty of visitor parking, and a fully enclosed storage cage.

Features:

- ☑ Developed and built by the renowned Hindmarsh Group
- ☑ Floor-to-ceiling double-glazed windows and sliding doors
- ☑ Reverse-cycle heating and air conditioning unit
- ☑ Quality appliances, including a dishwasher
- ☑ Full-height wall tiling in the bathroom
- ☑ Integrated clothes dryer
- ☑ Built-in mirrored wardrobe in the bedrooms
- ☑ Secure basement car space with a fully enclosed storage cage
- ☑ Swipe-entry basement parking and Intercom access
- ☑ NBN ready

Particulars: (All Approx)

Year Built: 2018

Rates: \$451.42 per/quarter

Strata: \$4104.28 per annum

Rent Estimate: \$585 - \$600 P/W

EER: 6.0

Living area: 72m²

Balcony: 18m²

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make their own enquires and seek their own advice and rely only upon those inquiries and advice.

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