

**31 Sulman Place, Phillip, ACT, 2606**

**Townhouse For Sale**

Thursday, 15 August 2024



31 Sulman Place, Phillip, ACT, 2606

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 2**

**Type: Townhouse**

## Modern and contemporary living with stunning panoramic views

In a peaceful garden setting, this gorgeous contemporary residence stands out for its house-like design, privacy and indoor/outdoor flow. One of just 11 homes and walking distance to an abundance of amenities, the highlights are its whole-floor living space with stunning panoramic views to Mt Taylor and the Brindabella Ranges, with a versatile tri-level layout that has flexibility for separate areas, outdoor entertaining and work-from-home settings. A must-see home that's not to be missed!

### FEATURES

- Renovated home with modern and contemporary finishes
- Stunning panoramic views to Mt Taylor and the Brindabella ranges
- Family sized open plan kitchen, dining and living space – great for entertaining!
- Renovated kitchen with walk-in pantry and top end features including Thor's Hammer recycled timber benchtops & shelving, Japanese tiles, pyrolytic oven, induction cook-top, and new built-in dishwasher
- Bonus sunroom - perfect as a work from home study
- Two spacious bedrooms, both with built-in robes
- Generous sized laundry with great storage
- Modern bathroom with heated towel rail
- Reverse cycle air conditioning unit to living area
- Reverse cycle air conditioning units and ceiling fans with smart home connectivity in both bedrooms
- Spotted gum engineered timber flooring throughout living spaces
- 10.3kW rooftop solar system
- 22kW Electric Vehicle fast charger
- PVC double glazing throughout
- Double garage with automatic door and internal access
- Sunny north facing front courtyard
- Private rear garden
- Large balcony with expansive views
- Walking distance to the Canberra Hospital, Swinger Hill shops, Southlands shopping centre and Westfield Woden
- Proximity to popular schools, including Mawson Primary, Melrose High School, Marist College, Canberra College, Canberra Christian School, St Peter & Paul Primary School
- Abundance of parks nearby
- Short stroll to R4 & R5 rapid bus stops, Woden Bus Interchange, and bike paths including C4 cycle route to Lake Burley Griffin and the City

### WHAT THE SELLERS LOVE ABOUT THE HOME

1. The incredible views - watching the morning sun catch Mt Taylor or brilliant sunsets over Stromlo and the Brindabellas.
2. Townhouse convenience without compromising on space to entertain large gatherings of family and friends.
3. Modern eco-living - the large rooftop solar system and efficient reverse cycle mean low bills, plus free car charging.
4. Working from home in the sunroom with the dog asleep in the morning sun at your feet.
5. A vibrant Swinger Hill community with annual gatherings, Floriade plantings and brightly coloured street libraries.

### STATISTICS (all figures are approximate)

EER: 3.0

Living Area: 119m<sup>2</sup>

Garage: 36m<sup>2</sup>

Land Size: 212m<sup>2</sup>

Construction: 1981

Rates: \$771 per quarter

Land Tax: \$1,130 per quarter (only applicable if not primary residence)

Strata Levies: \$579 per quarter (admin + sinking fund)

No. Homes in Complex: 11

Rental Range: \$670 - \$690 per week