

**18/116 Easty Street, Phillip, ACT 2606**



**Unit For Sale**

Monday, 8 July 2024

18/116 Easty Street, Phillip, ACT 2606

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Area: 54 m2**

**Type: Unit**



Josh Yewdall  
0430213909



Jordan Smith  
0477267694

**\$420,000+**

Situated in the fast growing Woden suburb of Phillip, this beautifully presented apartment in the "Avoca" development offers a supreme lifestyle with all the boxes ticked for its new homeowners. #18 in this sought after development offers a larger than expected offering with an oversized living area that flows beautifully into the open plan kitchen and out to the East facing balcony. Equipped with a gallery style layout, the kitchen is equipped with all electric appliances with oven, stove top, range hood and dishwasher plus great space and room for food prep and storage. The main bedroom is an oversized setting with large BIR, great natural light and private balcony access. The bathroom has luxury feel floor to ceiling tiling and oversized shower space. You will struggle to find better amenities in the area as the "Avoca" provides exclusive access to it's stunning outdoor pool & BBQ area perfect for summer usage, and underground secure car park and storage cage. Location wise you are positioned in one of the highest growth areas with the main hub of Woden being fully upgraded with CIT, the main interchange area, the soon to be usable tram and the upcoming refaced and renovated Hellenic Club. Not to mention great local transport, shopping and cafes. \* High growth area and location \* Perfect live in or investment property\* Great development with suburb amenities in stunning outdoor pool & BBQ area, and underground car park and storage cage \* 54sqm of internal living \* 9sqm North/East facing balcony \* Reverse cycle AC/Heating\* Large open plan living space \* Open plan kitchen with modern look and feel. Equipped with all electric appliances - Cooktop, oven, range hood, dishwasher \* Large one bedroom with an abundance of natural light and large BIR\* Perfectly positioned to local transport, shops, cafes and upcoming upgrades with CIT, Interchange, Hellenic Club and light rail. \* Tenanted until OctoberStrata: \$1,475pq (approx.)Rates: \$1,932pa (approx.)EER: 6.0Whilst all care has been taken to ensure accuracy in the preparation of the particulars herein, no warranty can be given, and interested parties must rely on their own enquiries. This business is independently owned and operated by Belle Property Canberra. ABN 95 611 730 806 trading as Belle Property Canberra.