

## Phillip, 207/11 Launceston Street

### One Bedroom + Study Apartment

Welcome to luxury living at its finest in this one bedroom plus study apartment located in Phillip.

This new build boasts modern appliances, an open plan living area perfect for entertaining or winding down of an afternoon. The living area leads out to the balcony.

Enjoy access to the complex pool, gym, and sauna for ultimate relaxation and convenience.

With one car space included, this property is the ideal home.

Features include:

- New appliances
- Parking space



**Disclaimer:** All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.



**For Lease**  
Please Call

**View**  
[ljhooker.com.au/2BA2FHK](http://ljhooker.com.au/2BA2FHK)

**Contact**  
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**EER** ★★★★★

**LJ Hooker Canberra City**  
(02) 6249 7700

- Complex pool, sauna and gym
  - Study
  - Balcony
  - Open plan living
- No current EER

This property has a valid exemption and is not required to comply with the minimum ceiling insulation standard.

#### Suburb Snapshot:

Phillip is a suburb of Canberra, Australia in the district of Woden Valley. It is located in the centre of the district and contains the district's main commercial centre, Woden Town Centre. The suburb is named after Arthur Phillip, the first Governor of New South Wales. The suburb name was gazetted on 12 May 1966. Streets in Phillip use names associated with the First, Second and Third Fleets; streets in the Swinger Hill were named after architects.

As the commercial and geographical centre of Woden, Phillip contains many of the district's key facilities. As well as the Woden Town Centre, which includes the Westfield Woden shopping centre, a bus interchange and the Lovett Tower (the tallest commercial office building in Canberra), it has its own commercial area located along Botany, Townshend and Parramatta Streets. The Southside campus of the Canberra Institute of Technology (CIT) is located in the suburb, as is Eddison Park and the Woden Cemetery. Phillip also contains a number of sporting facilities, including the Phillip Enclosed Oval, which has been known as Football Park since 1981 and was the headquarters of Australian rules football in Canberra during the 1980s and 1990s, and the Phillip Swimming & Ice Skating Centre, home to the CBR Brave of the Australian Ice Hockey League. The Canberra College is situated in Phillip.

#### Disclaimer:

Please note that while all care has been taken regarding general information and marketing information compiled for this rental advertisement, LJ HOOKER CANBERRA CITY does not accept responsibility and disclaim all liabilities in regard to any errors or inaccuracies contained herein. We encourage prospective tenants to rely on their own investigation and in-person inspections to ensure this property meets their individual needs and circumstances.

#### PETS:

Please be aware that at all stages of tenancy this property requires consent to be sought from the lessor for the keeping of any pets at the premises. Consent must be provided before any pets are at the premises.

#### RENTING BOOK:

[https://www.justice.act.gov.au/\\_data/assets/pdf\\_file/0008/2443472/Renting-Book-May-2024.pdf](https://www.justice.act.gov.au/_data/assets/pdf_file/0008/2443472/Renting-Book-May-2024.pdf)



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## More About this Property

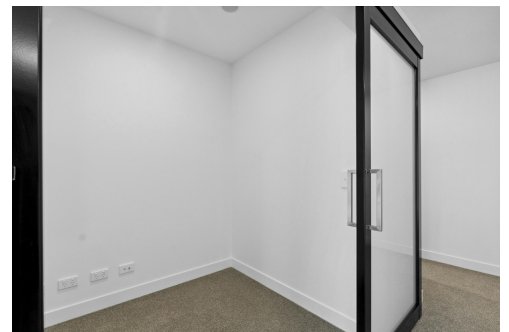
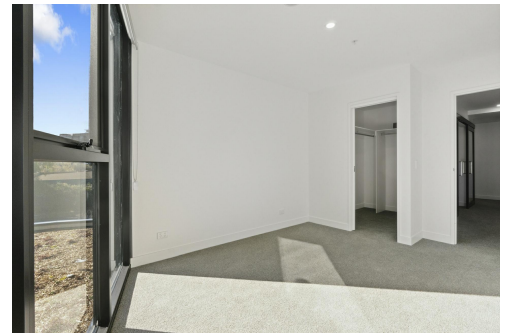
<b>Property ID</b>	2BA2FHK
<b>Property Type</b>	Apartment
<b>Including</b>	Study Air Conditioning Pool Balcony Gym Dishwasher Built-in-Robes Secure Parking

**Jenna Cattanach 0487 128 589**

Property Investment Manager | [jenna.cattanach@ljhcanberracity.com.au](mailto:jenna.cattanach@ljhcanberracity.com.au)

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