



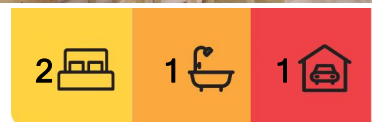
## Pearce, 11/5 Parkhill Street

### Elevated Living Among the Treetops

Positioned on the top floor of a well maintained complex, this light filled two bedroom apartment offers the perfect balance of comfort, convenience and leafy serenity. With a corner position, there are lovely views from the private balcony across the trees to Mt Taylor and the location is ideal, just moments from all conveniences.

The open plan living area enjoys an abundance of natural light. Whether you're enjoying your morning coffee or having a quiet meal after work, the space feels bright and welcoming. Additionally, both bedrooms are ample in size and reverse cycle air conditioning ensures comfort all year around.

Perfectly positioned across from the Pearce local shops, you'll love the convenience of a supermarket, café, popular restaurants and public transport just steps from your door. Additionally, parkland, Sacred Heart Primary, Marist College, Southlands Shopping Centre, Woden Town Centre and the Canberra Hospital are all a short distance away, making this



**For Sale**  
\$375,000+

**View**  
[ljhooker.com.au/35G0G0CY](http://ljhooker.com.au/35G0G0CY)

**Contact**  
**Peta Barrett**  
0499 044 028  
[peta.barrett@ljhooker.com.au](mailto:peta.barrett@ljhooker.com.au)



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**EER** ★★★★★

**LJ Hooker Gungahlin**  
(02) 6213 3999

an ideal lifestyle location for first-home buyers, investors or downsizers. For investors looking to start earning income from day one, a current tenant is already in place with healthy returns (on a periodic tenancy, rather than in a fixed term).

Don't miss this rare opportunity to secure elevated living in the heart of Pearce - with everything you need at your doorstep.

Key features:

- Top floor corner apartment in leafy complex
- Spacious open plan living with excellent natural light
- Private balcony with outlook across the trees to Mt Taylor views
- Two well-proportioned bedrooms
- Combined bathroom and laundry
- Split system heating and cooling for year-round comfort
- Single carport plus additional off-street parking
- Parkland and walking trails nearby
- A great set of local shops opposite with supermarket, popular restaurants and a lovely coffee shop

Note: Internal images have been digitally styled.

Stats:

Living space: 65sqm approx.

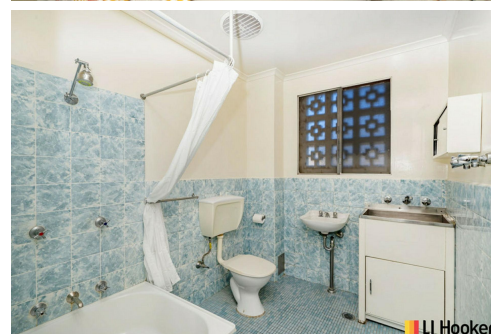
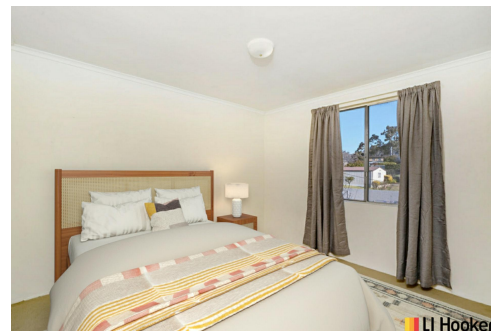
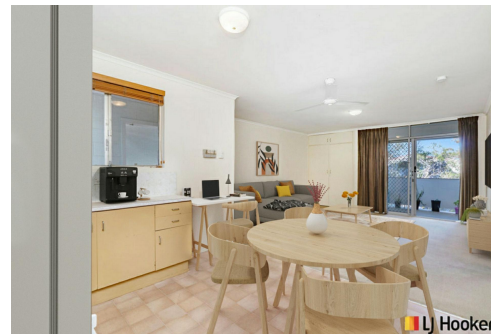
Rates: \$2,293.39pa

Body corp: \$1,107.98pq

Land tax (only if rented): \$3,240.20pa

Year built: 1976 approx

EER: 0.5 stars



## More About this Property

Property ID	35G0GCY
Property Type	Unit
House Size	65 m2
EER	0.5
Including	Air Conditioning

**Peta Barrett 0499 044 028**

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