

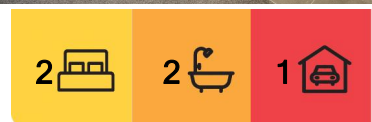
## Phillip, 1006/11 Launceston Street

A First Home or Long Term Investment Opportunity - The Possibilities Are Endless

Discover comfort and convenience in this ideally located 2-bedroom, 2-bathroom apartment with an expansive 79m2 floor plan. Designed for modern lifestyles, it's an ideal choice for couples, first home buyers, or savvy investors.

Natural light floods the open-plan living and dining space through the large floor to ceiling windows which seamlessly connects outside to the balcony, perfect for year-round entertaining with elevated views. Enjoy contemporary finishes throughout, including a sleek kitchen with Smeg appliances, stone benchtops, and ample storage space.

Both bedrooms boast built-in robes well as an ensuite to the Master for separation and convenience. The main bathroom is oversized and could easily be converted to be accessibility friendly.



**For Sale**  
\$538,000

**View**  
By Appointment

**Contact**  
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**EER** ★★★★★★

**LJ Hooker Woden | Weston**  
(02) 6288 8888



**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.

Heating and cooling is covered all year round with a split reverse cycle air conditioning in both the living area as well as the master bedroom.

The convenience of this location is limitless and future-proof, enjoy being within walking distance to The Canberra Hospital and Westfield Woden, plus all that Woden has to offer including the bus interchange, APS office buildings, the new CIT, and future light rail. Owner occupiers can enjoy a fresh, modern move in ready home, also ideal for downsizers, or savvy investors can enjoy a low maintenance investment property with the potential.

Currently tenanted at \$550 per week until 3rd October 2025

Exclusive resident amenities include:

- Lap pool & sauna
- Private cinema
- Co-working spaces
- Fitness studio
- Rooftop terrace & garden
- Club lounge with chef's kitchen & dining room

Additional features:

- Accessible bathroom
- Video intercom & fob access for peace of mind
- 4.5kg dryer included
- CAT 5 cabling

## More About this Property

Property ID	JDQH5W
Property Type	Apartment
House Size	86 m2
EER	6
Including	Air Conditioning Intercom Balcony Gym Dishwasher Built-in-Robes Secure Parking

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