



11/143 Port Jackson Circuit, Phillip

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OVERSIZED, MOVE IN READY APARTMENT WALKING DISTANCE TO WODEN AND THE CANBERRA HOSPITAL

FOR SALE
\$479,000+

AGENTS

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AGENCY

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Better than the rest. This generously proportioned two-bedroom apartment offers a combination of space, storage and leafy outlooks that are rarely found in Woden Town Centre apartment living.

Positioned on the top floor of the boutique Huon Park Apartments, a tightly held complex of just 13 residences, this home includes brand new carpet, paint and modern lighting - making it an outstanding, move in ready first home or ideal investment.

The apartment's size immediately sets it apart. A spacious open plan living and dining area provides room to relax, entertain and truly feel at home, while two balconies extend the living space outdoors.

Framed by colourful, ever-changing leafy views, these outdoor areas create a peaceful retreat and a sense of separation from neighbouring buildings that is rarely achieved in this location - you don't look into your neighbours balconies or apartments. A reverse cycle heating and cooling unit also provides for year-round comfort.

The oversized, house-sized kitchen is another rare find for an apartment, offering generous bench space, electric cooking,

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 **LJ Hooker**

rangehood and dishwasher - perfect for those who enjoy cooking or hosting friends. Both bedrooms are well proportioned and include built-in mirrored robes, while the combined bathroom and laundry is practical and thoughtfully laid out, including separate shower and full-sized spa bath.

One of the rarest inclusions for Woden apartments is the extra-large lock-up garage. Complete with shelving and additional storage space to the side, it comfortably accommodates a car plus bikes, tools and storage, plus space to park an additional car in front of the garage. To make moving in easy, the washing machine, dryer and fridge are also included.

Located within an easy 10-minute walk to both Westfield Woden, for shopping, entertainment and amenities, and Woden Hospital for an ideal investment opportunity or a fool proof, future-proof purchase, this home offers unbeatable convenience without sacrificing tranquillity. Further to the convenience of the location, the lifestyle on offer is just as good - wander one street down the road to the fully fenced park for children (or dogs!) to enjoy, or a few minutes to Eddison Park to enjoy the BBQ, playground or park/oval.

- Spacious two-bedroom apartment, walking distance to Woden Town Centre and The Canberra Hospital
- New carpet, fresh paint and modern lighting throughout
- Top floor position in the boutique Huon Park Apartments (only 13 residences)
- Generous open plan living and dining area rarely found in apartment living, with reverse cycle heating and cooling unit
- Two balconies with colourful, leafy outlooks and excellent natural light
- Oversized kitchen with ample bench space, electric cooking, rangehood & dishwasher
- Both bedrooms with mirrored built-in robes, the master especially spacious including electric wall heater
- Combined bathroom and laundry with shower and full sized spa bath for practical living
- Extra-large lock-up garage under the building with additional storage space and shelving
- Washing machine, dryer and fridge included
- Walking distance to Westfield Woden, Woden Hospital, cafes and transport

Living size: 73m² living size + 10m² balconies (approx.)

Rates: \$1,868.79 p.a (approx.)

Land tax: \$2,404.45 p.a (approx.)

Construction: 1992

EER: 3.5 stars

Body Corporate: \$1,226.63 p.q (approx.)

Agent interest



MORE DETAILS

Property ID JQ1H5W
Property Type Apartment
EER 3.5

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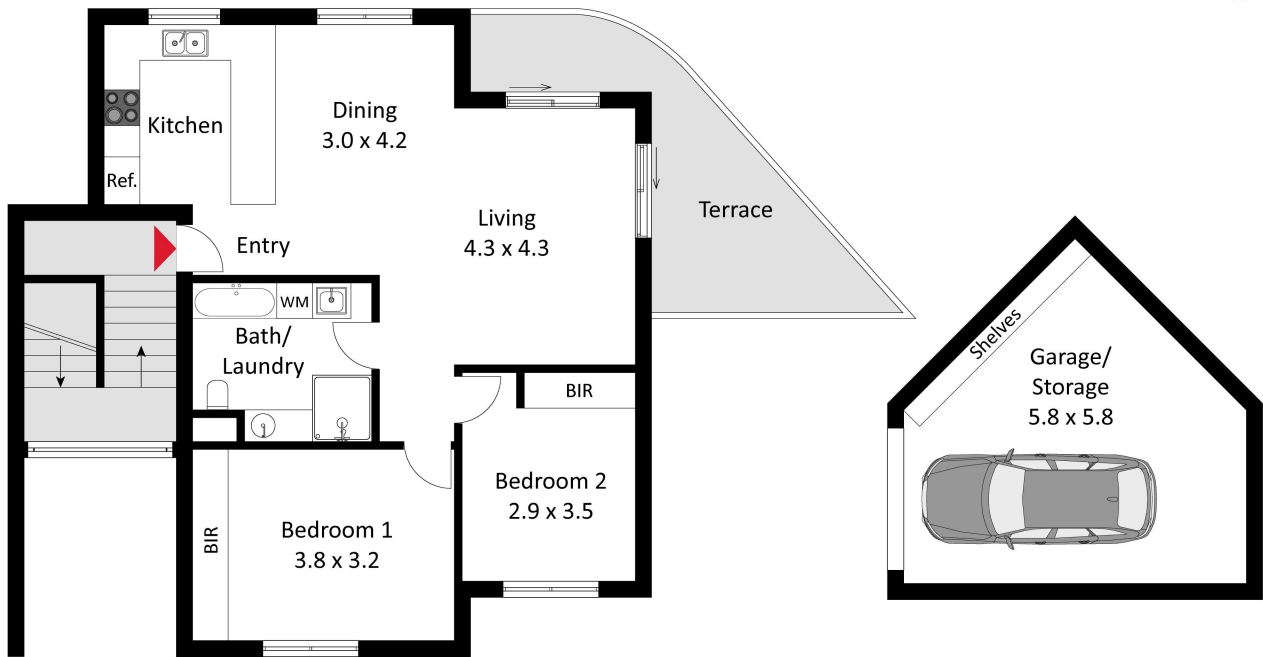
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The floor plan is not to scale; measurements are indicative and in metres. Exterior elements are not in position. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

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