



113/66 Byron Court, Phillip

North facing, renovated, ground floor apartment! The best of ALL worlds!

Please note: This is Unit 66 in 'Byron Court' within 12 Albermarle Place Phillip

Finally you have found your dream home - a family sized apartment, ground floor and accessible, renovated, just a short walking distance to Woden and The Canberra Hospital.

No expense has been spared to ensure this home is turn-key move-in ready, with new flooring and paint throughout plus upgraded fixtures fittings and inclusions. The open plan layout, modern renovations and north facing leafy outlook to the living areas, master bedroom and courtyard expands the space delivering a feeling of calm, privacy and peace. It feels like a home not an apartment.

At the heart of number 66 you'll love the expansive living and dining zone, open plan to embrace modern living with stylish, bright & friendly palette plus a R/C heating and cooling unit for year-round comfort. The kitchen is the hub of the home, beautifully renovated to offer quality benchtops, an abundance of storage, dishwasher and

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FOR SALE
\$549,000+

AGENTS

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We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

electric cooking. A sliding door opens up to invite you onto the spacious and leafy covered entertaining area, an ideal space to relax and unwind. This courtyard expands out to the many sprawling grassed areas of the complex, perfect for children or pets to enjoy.

Accommodation is in the form of two spacious bedrooms, both with built in robes and the new flooring continuing throughout. The master bedroom offers an ensuite with spa bath/shower plus its own R/C heating and cooling unit. Bedroom two and guests are serviced by the main bathroom featuring new vanity and laundry facilities including dryer. Car accommodation is well provided for including a single lockup garage with space for storage plus an additional allocated car space close to the front door.

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 for \$630 - \$650 per week.

- Renovated and move in ready - new paint, flooring and inclusions throughout
- Ground floor & accessible
- North facing courtyard and living area
- Open-plan living and dining with good indoor/outdoor flow
- Renovated kitchen with quality fixtures and fittings plus great storage
- Two bedrooms both with built in robes, master with ensuite including spa bath
- Spacious main bathroom with laundry facilities including dryer
- Reverse cycle split system to living area & main bedroom
- Single vehicle garage with loads of storage and single car space

Living size: 83m2 internal living + 18m2 courtyard
Rates: \$1,711.40 p.a (approx.)
Land tax: \$2,381.83 p.a (approx.) (only if rented)
Body corporate: \$1,148.96 p.q (approx.)
Construction: 1994
EER: 5 stars

MORE DETAILS

Property ID	J8AH5W
Property Type	Apartment
House Size	101 m2
EER	5

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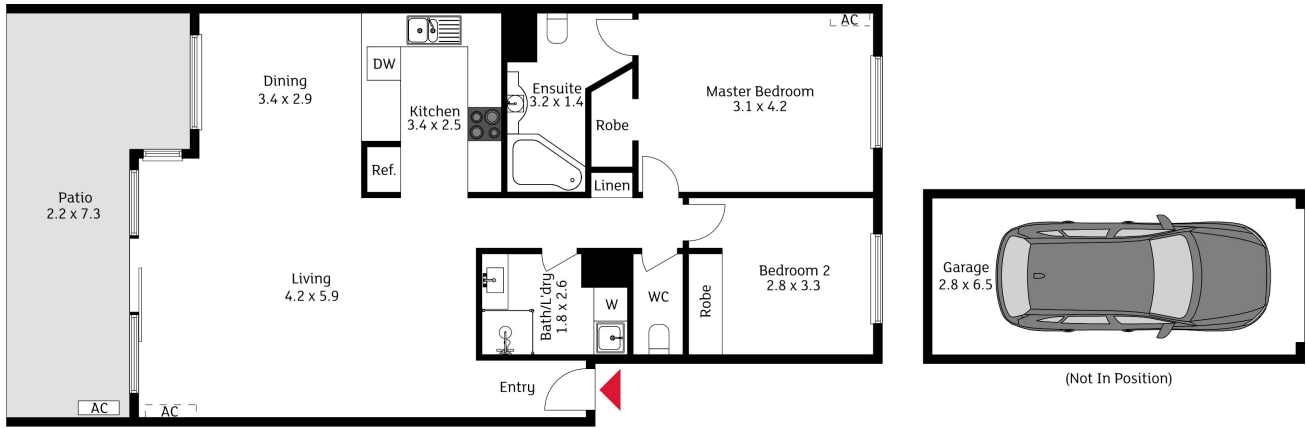
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The floor plan is not to scale; measurements are indicative and in metres. Exterior elements are not in position. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

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