



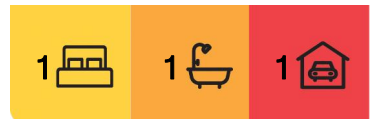
Phillip, 123/116 Easty Street

Generous Proportions, Convenience and Liveability Abound

123/116 Easty Street in Phillip is a rare offering in today's market, there are few one bedroom apartments that offer such a combination of liveability, convenience and location. Located in the highly regarded Avoca complex, you are surrounded by mature landscaped gardens in the heart of the Woden Town Centre.

From when you enter the residence, you are immediately greeted with large proportions for a one bedroom unit, equipped with large floor to ceiling windows and high ceilings, there is an abundance of natural light, really making it feel like home.

A well equipped kitchen, and large living space beckons, easily enough room to work from home, or have a dinner party with your nearest and dearest friends and family, again a rare feature for a one bedroom unit.



For Sale
By Negotiation

View
ljhooker.com.au/J0PH5W

Contact
Charles Martin
0414 544 796
charles.martin@ljhwodenweston.com.au

EER ★★★★★



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.

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(02) 6288 8888

A commanding courtyard, as large as some units alone, with deep garden beds is also yours to enjoy, providing ample space for barbecues, to create your own living masterpiece in the garden beds or simply lounge in the sun soaked courtyard on weekends.

Mere minutes' walking distance away from Woden Westfield, Eddison park as well as the newly activated Woden restaurant precinct, there is ample amenity and convenience on offer.

With significant, value adding development slated for the near future, now is the chance to secure an inner Woden property ahead of the curve.

Features:

- Ground floor apartment
- Oversized courtyard
- Good sized bedroom with built in robe and courtyard access
- Floor to ceiling windows
- European laundry
- Bathroom with large shower and floor to ceiling tiles
- Reverse cycle heating/cooling unit in living area
- Heightened ceilings
- Large living spaces
- Complex with swimming pool, BBQ area and landscaped gardens
- Walking distance to Woden Town Centre

These opportunities do not last long, perfect for both investors and first home buyers, to arrange a private viewing, please call Charles Martin or Nic Salter-Harding on 0414 544 796 or 0412 600 085.

Rates: \$2,145 p.a. approx.

Land Tax: \$2,745 p.a. approx. (if applicable)

Body Corporate: \$1,800 p.q. approx.

EER: 4.0

More About this Property

Property ID	J0PH5W
Property Type	Apartment
House Size	56 m2
EER	4

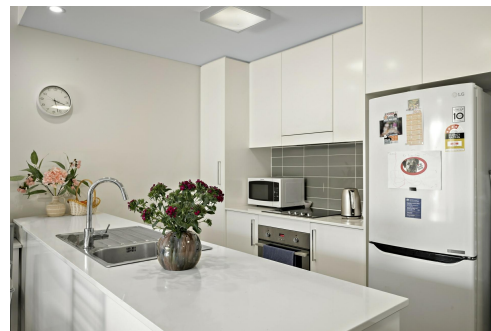
Charles Martin 0414 544 796

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The floor plan is not to scale, measurements are indicative and in metres. All features included in this 3D plan are for inspiration purposes only. This is not an exact replica of the property or the position of exterior elements. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

Produced by **DIAKRIT**



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