




149/121 Easty Street, Phillip

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SPACIOUS, CONVENIENT AND PRIVATE HOME IN THE WILARA COMPLEX.

- * DIRECTIONS: Please enter the complex at the letterbox entrance closest to the roundabout (left side of the complex). Follow the path to Block E on your left hand side. If you have any problems navigating, please contact Gabby Woods on 0449 901 115. **

Discover an exceptional opportunity to secure this spacious third floor apartment in the heart of Woden, ready to be snapped up fast. Tucked away with serene garden views, this home offers privacy and tranquility, while remaining within easy reach of Woden Plaza, Canberra Hospital, and the Phillip Business precinct. Its location and living experience make it a standout choice in today's market.

Step inside to find a welcoming hall leading into a generous open plan lounge, dining, and kitchen area. Bright, light-filled, and breezy, the space transitions effortlessly to a private north east-facing balcony through glass sliders, perfect for enjoying peaceful mornings or winding down after a busy day. The tree lined vista adds a calming backdrop to everyday living.

FOR SALE
\$639,000+

AGENTS

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AGENCY

LJ Hooker Woden | Weston
(02) 6288 8888

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.

 **LJ Hooker**

Comprising three generously sized bedrooms, each with built-in robes, the apartment caters beautifully to families or professionals seeking space and comfort. The master bedroom is a sanctuary in its own right, complete with split-cycle climate control, balcony access, and an ensuite featuring an added bath tub and ample storage. Bedrooms two and three continue the light and bright theme.

The main bathroom, located just off the hall near the second bedroom, also includes a relaxing oversized shower and ample vanity space.

Meanwhile, the modern kitchen is a chef's delight: equipped with premium Bosch stainless steel dishwasher, electric oven, ceramic cooktop, and expansive stone benchtops. A concealed European-style laundry with dryer adds clever convenience to the sleek design.

Comfort is a constant across all seasons, thanks to reverse-cycle air-conditioning in both the living area and master bedroom. High-quality fittings and energy-efficient window treatments enhance comfort and style throughout. Plus, NBN and Foxtel outlets are ready in every room, ensuring your connectivity needs are fully met.

Set at the rear of the popular 'Wilara' complex, this apartment delivers both privacy and proximity. Shared amenities include a pool, change room, gym, lush central gardens with bench seating-and the promised bonus of two side-by-side basement car spaces and a double-size storage cage in the secure garage.

Features:

- Spacious open plan kitchen, living and dining.
- Sleek kitchen with modern stainless steel appliances.
- Three generous bedrooms, the master boasting a modern ensuite and access to the private balcony.
- Two bathrooms, with an added on bathtub to the ensuite.
- Oversized, completely private balcony with tree lined views.
- Two reverse cycle split systems, one in the main living and another in the main bedroom.
- Two side by side secure car spaces in the basement.
- Amenities include: Outdoor swimming pool, Gym, change room and lush gardens.
- Ideal location within easy reach of Woden Plaza, Canberra Hospital, and the ever growing Phillip Business precinct.

Details (approx.):

Living: 102m²;
Body corporate: \$1,916 p.q (approx)
Rates: \$1,718 p.a (approx)
Land Tax: \$2,104 p.a (approx)
Construction: 2014
EER: 5.5



MORE DETAILS

Property ID	JAXH5W
Property Type	Apartment
House Size	102 m2
EER	5.5
Including	Air Conditioning Intercom Balcony Dishwasher Built-in-Robes

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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.

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