

## Phillip, 177/116 Easty Street

### North Facing Apartment in Low Rise Woden Area

Located on the top floor facing North, an open plan living apartment with floor to ceiling windows, creating an airy and open-filled room with loads of natural light and quiet serenity. The living area flows out onto the well-sized private balcony.

The modern kitchen overlooks the space & is complete with stone benchtops & stainless-steel Fisher & Paykel appliances. Extra wide kitchen space allows you to move around freely rather than feeling jammed in or in the hallway.

The shower is large, with an enhanced a stone bench vanity.

Large bedroom room completed with built-in robes offers for the tranquil night sleep.

The complex also includes an outdoor pool, common garden areas & BBQ area with sitting tables. There is basement car parking, basement storage cage & visitor parking options.



**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.



**For Sale**  
\$360,000+

**View**  
Sat 19th Jul @ 1:30PM - 2:00PM

**Contact**  
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**EER** ★★★★★★

**LJ Hooker Gungahlin**  
(02) 6213 3999

This apartment complex offers a central location with a quiet living life. Walking distance from the apartment, you can access Westfield Woden, Bradley Street Dining Precinct, Canberra Public Hospital, and the Woden Bus Interchange. Several parks are also nearby to enjoy a picnic or light stroll with your furry friend.

Currently rented on month to month basis as of 27th July 2025 for \$450 per week.

#### Features:

- North Facing Apartment, year-round sun
- Split system cooling and heating.
- Large Kitchen space
- Open Plan living
- Extra high ceilings with floor to ceiling windows
- European laundry
- Basement car space with storage
- Complex pool and BBQ areas
- Electric appliances
- Separate balcony

#### Figures:

Body Corp: \$1,367 per qtr. approx

Rates: \$494 per qtr. approx

Land tax: \$622.22 per qtr. approx.

EER: 6 stars

Internal size: 57m2

Balcony: 9m2

Rental income: \$450 per week

## More About this Property

<b>Property ID</b>	35M0GCV
<b>Property Type</b>	Apartment
<b>House Size</b>	57 m2
<b>EER</b>	6
<b>Including</b>	Air Conditioning Pool Electric Cooking Electric Hotwater Open Plan

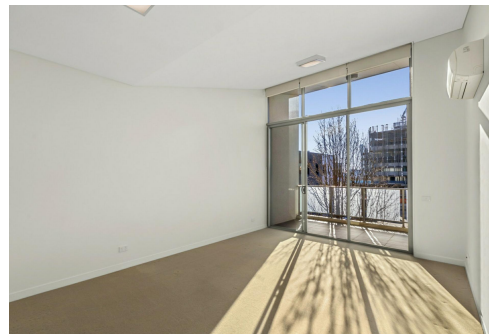
**Bri Williams 0408 787 896**

Licensed Agent & Auctioneer | [bri.williams@ljhooker.com.au](mailto:bri.williams@ljhooker.com.au)

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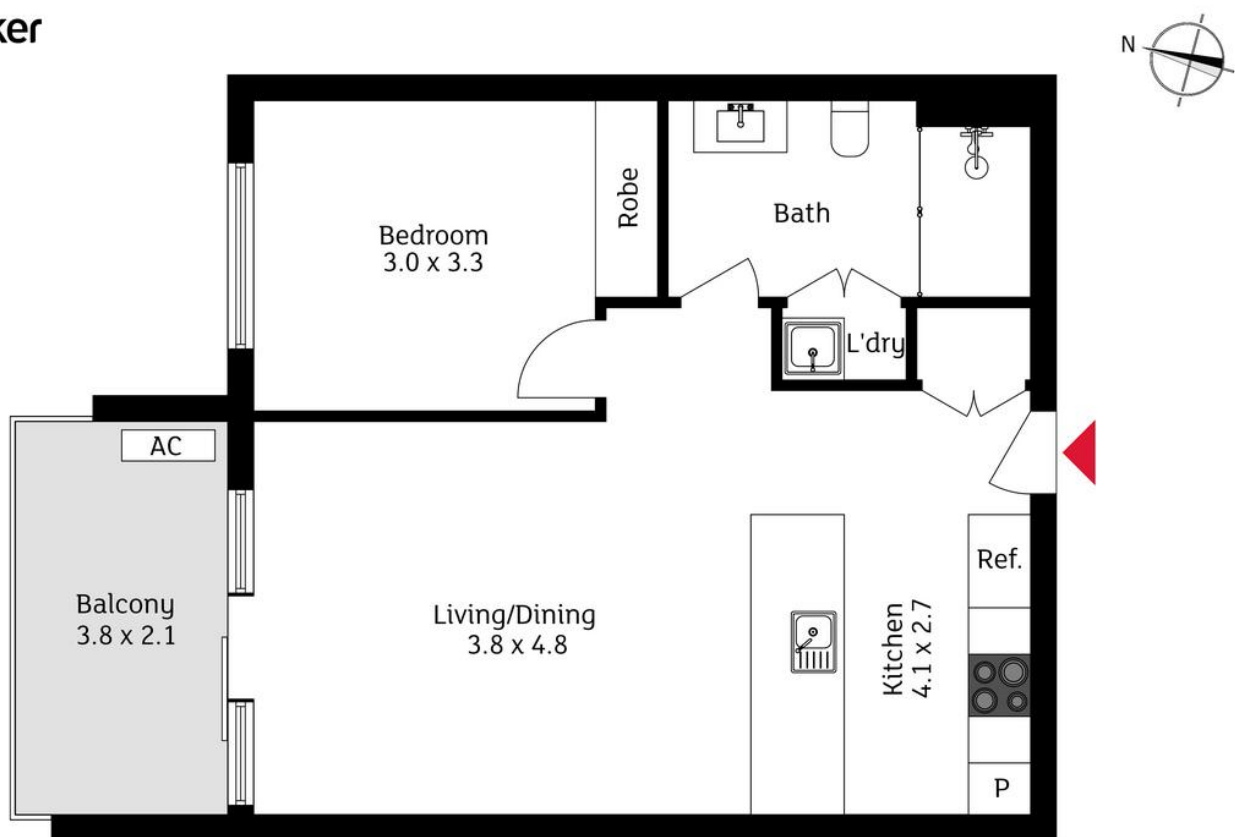
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The floor plan is not to scale; measurements are indicative and in metres. Exterior elements are not in position. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

177/116 Easty Street, Phillip

Produced by DIAKRIT