



39/98 Corinna Street, Phillip

Hi, I am Corinna and this could be your new home.

The Pitch:

In 2005 a development was built, causing confusion in the community, why build an apartment complex to close to Westfield with nothing surrounding it? Fast forward 20 years and this apartment complex, Sky Plaza, is now praised for its forward thinking, large apartments and location and now represents an integral part of the Woden landscape that has now been replicated. But nothing beats the first.

With 102 sqm of under roof living and a 15 sqm balcony this apartment is the reminder that apartment living isn't about cramming into a small space before moving onto something bigger but to remind people that apartment living can be your home over many years. Sky Plaza was built with building a home not a stepping stone.

The Difference:

As someone who has seen her fair share of apartments walking into this apartment I loved the separate bedrooms, no shared walls so the privacy is great. The second was the space in the open living. A place for a library, an art gallery, a study nook all while the lounge and

2 🏠 2 🚿 1 🚗

FOR SALE
By Negotiation

AGENTS

Bri Williams
0408 787 896
bri.williams@ljhooker.com.au

AGENCY

LJ Hooker Gungahlin
(02) 6213 3999

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**

dining fit nicely with still so much space for activities.

The floor to ceiling light coming from the balcony bathes you in views and sunshine from two angles. With views of mountains on one side and Telstra Tower towards the city on the other.

Community is a sought-after thing these days and thanks to the residents of the sky plaza the community is thriving here. With local catch ups, gardens and hang outs a regular occurrence here without interfering in your life. On level 1 a beautifully communal garden and bbq area is just coming into the bloom for the spring summer hang outs.

That location is another hero of this complex. Across the road from the Westfield and new eating precinct of Woden your will power will get a workout, not to mention movie date night has never been easier to do with Hoyts as well.

Key Features

- 2 bedrooms on opposite sides of the apartment (no shared walls)
- Large kitchen island and storage
- Open Plan living with floor to ceiling light.
- Hallway with linen cupboard as you enter, all space is utilised.
- Balcony with views overlooking with mountains and sunsets.
- Main bedroom views of Telstra Tower
- Split System air con
- Study Nook in walk through area.
- Lovely community garden and grass area on Level 2
- Next door to newly refurbished the Southern Cross Club.
- Location is close to Westfield, Hoyts, Southern Cross Club and Canberra Hospital

The Numbers

Under Roof Living: 102sqm

Balcony: 15sqm

Body Corp: \$1,375.10 per qtr. approx..

Rates: \$364 per qtr. approx..

Year Built: 2005

MORE DETAILS

Property ID	35X8GCV
Property Type	Apartment
EER	5

Bri Williams 0408 787 896

Licensed Agent & Auctioneer | bri.williams@ljhooker.com.au

LJ Hooker Gungahlin (02) 6213 3999

Suite 2C, Level 1, Gungahlin Village, 46-50 Hibberson Street,
GUNG AHLIN ACT 2912

gungahlin.ljhooker.com.au | gungahlin@ljhooker.com.au

