



41/1 Surprise Place, Phillip

Modern Living with Space, Style & Convenience

Positioned in the heart of the ever popular Woden Valley, this stylish two bedroom apartment delivers the perfect balance of comfort, convenience, and low maintenance living. Set within a quality development designed by renowned Scott Carver Architects and built by the trusted Hindmarsh Group, this residence presents an outstanding opportunity for first home buyers, professionals, downsizers, or savvy investors alike.

Freshly painted throughout and enhanced with brand new flooring, the apartment offers a fresh, modern feel ready for its new owners to simply move in and enjoy.

Thoughtfully designed with functionality in mind, the apartment showcases a spacious open plan living and dining area filled with natural light, seamlessly connecting to a generous large private balcony ideal for entertaining guests or simply unwinding after a long day.

The well appointed kitchen offers quality appliances, ample bench space, excellent storage, and the convenience of a dishwasher, making everyday cooking effortless. Accommodation includes two

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FOR SALE
\$589,000+

VIEW
By Appointment

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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**

generously sized bedrooms, both complete with built in robes, while the main bedroom enjoys the added comfort of its own reverse cycle split system unit.

Additional features such as remote controlled Roman blinds, a beautifully integrated European laundry with dryer, carpet flooring throughout, and split system heating and cooling ensure year round comfort and practicality.

Completing the package are two secure basement car spaces + large private storage cage, and access to beautifully maintained communal gardens and BBQ facilities, creating an easy care lifestyle in a highly connected location.

Perfectly positioned just moments from Westfield Woden, Canberra Hospital, CIT, public transport, cafés, restaurants, and everyday essentials, this is apartment living at its most convenient.

Features:

Freshly painted throughout
Brand new flooring throughout
Two spacious bedrooms with built in robes
Two well appointed bathrooms
Two secure basement car spaces
Large private storage cage
Spacious open plan living and dining area
Large private balcony for entertaining
Freshly Painted
Brand New Floors
Functional kitchen with quality appliances
Dishwasher, ample storage & bench space
Split system heating and cooling
Reverse split system heating + cooling
Remote controlled Roman blinds
European laundry
Carpet flooring throughout
Electric cooking & electric hot water
Secure and well maintained complex
Landscaped gardens & communal BBQ area
Built by Hindmarsh Group
Designed by Scott Carver Architects
NBN Fibre to the Premises
Excellent 5G coverage
Close to Westfield Woden, Hospital & CIT

Essentials:

Internal: 83m² (approx.)
Balcony: 11m² (approx.)
Total Size: 94m² (approx.)
Rates: \$508 pq (approx.)
Strata: \$1,389.79 pq (approx.)
Land Tax: \$612.12 pq (approx.)
Year Built: 2018
EER: 6.0 Stars
Rental Estimate: \$600 - \$620 pw (approx.)

Disclaimer:

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Photography Disclaimer: Some images may have been virtually staged to better showcase the true potential of the rooms and spaces in the home. Alternatively, while the property may have been staged for photography, it might be vacant during your inspection.

MORE DETAILS

Property ID	2FSGFHK
Property Type	Apartment
EER	6
Including	Air Conditioning Balcony Dishwasher Built-in-Robes

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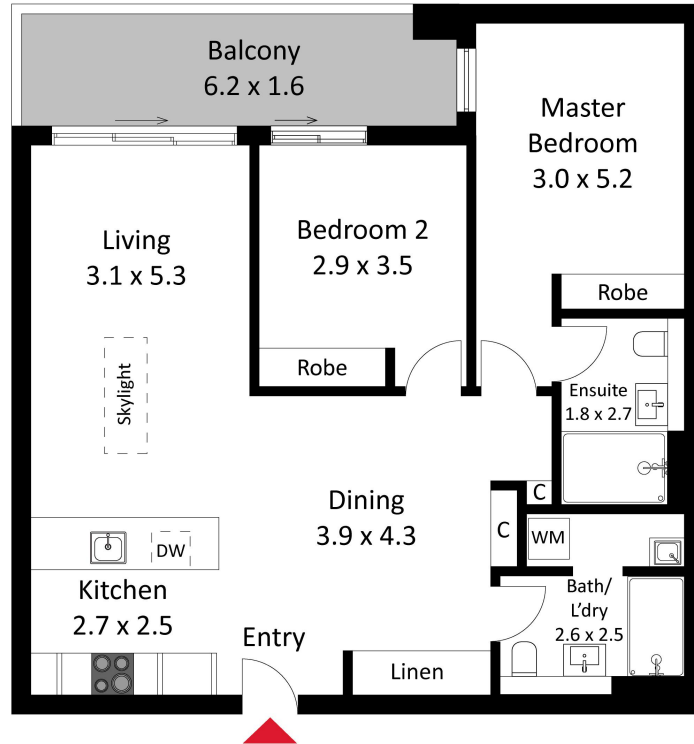
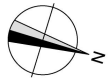
Personal Assistant to Hamid Muradi |

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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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