



Phillip, 49/12 Avalon Court

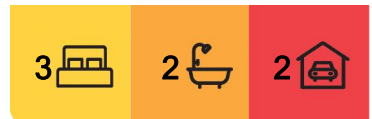
Family sized, North facing, Ground floor apartment

Finally you have found your dream home —family sized apartment, ground floor and accessible, fully renovated and just a short walking distance to Woden.

The open plan layout, modern renovations and north facing leafy outlook to the living areas, master bedroom and courtyard expands the space delivering a feeling of calm, privacy and peace. It feels like a home not an apartment.

An apartment of distinction, perfectly positioned in an idyllic Phillip setting amidst leafy surrounds, enjoy the best that apartment living has to offer! Set within the wonderful Avalon Court known for spacious abodes and its proximity to the ever-growing Woden Precinct, is this outstanding opportunity too good to miss!

At the heart of number 49 you'll love the expansive living and dining zone, open plan to embrace modern living with stylish, bright & friendly palette. The kitchen is the hub of the



For Sale
\$599,000 +

View
ljhooker.com.au/GVMH5W

Contact
Jane Macken
0408 662 119
jane.macken@ljhwodenweston.com.au
Gabby Woods
0449 901 115
gabby.woods@ljhwodenweston.com.au

EER ★★★★★

LJ Hooker Woden | Weston
(02) 6288 8888



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.

home, beautifully renovated to offer stone benchtops, feature pendant lighting, an abundance of storage, dishwasher and electric cooking plus built in microwave. A sliding door opens up to invite you onto the leafy courtyard, ideal space for the children and pets or a place to relax and unwind. The courtyard expands out to the many spacious grassed areas of the complex.

Accommodation is in the form of three spacious bedrooms, all with new carpet and mirrored robes. The master bedroom offers a renovated ensuite, dual robes and access to the courtyard. The master bathroom is also beautifully updated with spa bath, separate WC and conceals the laundry.

Close to Canberra Hospital, Westfield Woden and easy access to Hume, Fyshwick and the City Centre. Additional features include a reverse cycle air-conditioning unit, incredible space and storage as well as single car garage with extra storage plus single carport —a rare finding.

- Ground floor
- North facing courtyard, living and master bedroom
- Rejuvenated interior with renovated kitchen and bathrooms plus new carpet
- Open-plan living and dining with good indoor/outdoor flow
- Modern kitchen with great cabinetry storage and bench space plus dishwasher and built in microwave
- Three bedrooms all with built in robes, master with ensuite
- Spacious main bathroom with spa bath, separate WC and concealed laundry
- Reverse cycle split system
- Single vehicle garage with loads of storage and single car space

Living size: 99m2 internal living + courtyard

Rates: \$1,713.58 p.a (approx.)

Land tax: \$2,312.60 p.a (approx.) (only if rented)

Body corporate: \$950.02 p.q (approx.)

Construction: 1994

EER: 0.5 stars

Disclaimer:

Please note that while all care has been taken regarding general information and marketing information compiled for this advertisement, LJ Hooker Woden/Weston does not accept responsibility and disclaim all liabilities regarding any errors or inaccuracies contained herein. Figures quoted above are approximate values based on available information. We encourage prospective parties to rely on their own investigation and in-person inspections to ensure this property meets their individual needs and circumstances.

Disclaimer:

Disclaimer: Please note that while all care has been taken regarding general information and marketing information compiled for this advertisement, LJ Hooker Woden/Weston does not accept responsibility and disclaim all liabilities regarding any errors or inaccuracies contained herein. Figures quoted above are approximate values based on available information. We encourage prospective parties to rely on their own investigation and in-person inspections to ensure this property meets their individual needs and circumstances.



LJ Hooker Woden | Weston
(02) 6288 8888

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.

More About this Property

Property ID	GVMH5W
Property Type	Apartment
House Size	99 m ²

Jane Macken 0408 662 119

Franchise Owner, Licensee, Licensed Agent ACT/NSW |
jane.macken@ljhwodenweston.com.au

Gabby Woods 0449 901 115

Sales Associate | gabby.woods@ljhwodenweston.com.au

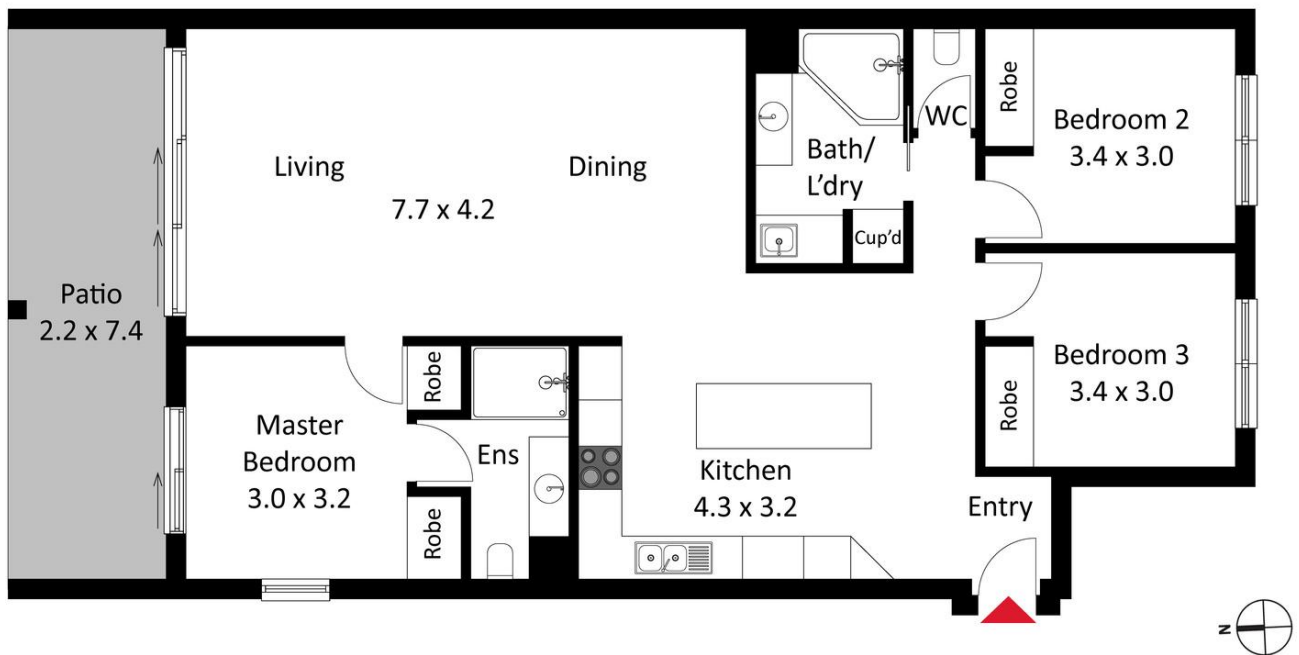
LJ Hooker Woden | Weston (02) 6288 8888

23 Brierly Street, WESTON CREEK ACT 2611
westoncreek.ljhooker.com.au | reception@ljhwodenweston.com.au



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.

**LJ Hooker Woden | Weston
(02) 6288 8888**



LJ Hooker

The site plan and floor plan are not to scale; measurements are indicative and in metres. Bushes and trees are placed for illustration purposes. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

LJ Hooker

LJ Hooker Woden | Weston
(02) 6288 8888

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.