



6/53 Port Jackson Circuit, Phillip

A Smart Buy with Future Potential

Positioned on the top floor of a boutique complex, this spacious two-bedroom apartment offers an immediately comfortable layout, elevated outlooks and an exciting opportunity to add value over time.

From the moment you step inside, there is a sense of openness and natural light throughout. The generous open-plan living and dining area is filled with sunlight and flows seamlessly to a private balcony, where views stretch across the Woden Valley and a mature gum tree creates a peaceful, shaded setting.

The kitchen is well-sized and functional, offering ample storage, electric cooking and a dishwasher, while also presenting scope for future updates to truly personalise the space.

Both bedrooms include built-in wardrobes and enjoy a leafy outlook across established deciduous trees. In winter, the trees allow sunlight to filter through, enhancing the warmth and brightness of the home, while in the warmer months they provide greenery and privacy.

The bathroom is spacious and practical, complete with a bathtub and integrated laundry with dryer.

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FOR SALE

Offers Over \$440,000

AGENTS

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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**

While the apartment is perfectly liveable as is, it also presents a fantastic opportunity for buyers to update and add their own touch over time. Whether it's a cosmetic refresh or a more considered renovation, the foundations are here to create something truly special.

Set within a secure boutique complex with intercom access, the home also includes a single lock-up garage for added convenience.

And then there is the location. Right in the heart of Woden, you are within minutes of Westfield, cafés, restaurants and the Canberra Hospital, with the CBD just 14 minutes away. It is a position that offers both lifestyle and long-term appeal.

At a glance:

- Top floor position in a boutique complex
- " Intercom access for added security
- " Spacious 77m² of internal living
- Light-filled open-plan living and dining
- Balcony with elevated Woden Valley views
- Functional kitchen with scope to update
- Two bedrooms with built-in wardrobes
- Bathroom with bathtub and integrated laundry (dryer included)
- Single lock-up garage
- Outstanding central Woden location
- Excellent opportunity to renovate and add value

Living: 77m²

Balcony: 7m²

Built: 1993

EER: 3

Strata: \$1,387 p.q (Inclusive of admin and sinking fund)

Rates: \$2,504 p.a

MORE DETAILS

| | |
|---------------|-----------|
| Property ID | 1HKN7NF92 |
| Property Type | Apartment |
| House Size | 77 m2 |
| EER | 3 |

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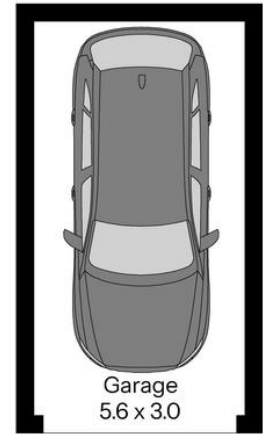
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(Not In Position)

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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