



**Sold**



98/116 Easty Street, Phillip

1 1 1

## Fantastic Ground Floor Apartment with Courtyard & Pool

**FOR SALE**  
\$389,000 - \$419,000

### AGENTS

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By Appointment Only

### AGENCY

LJ Hooker Manuka  
(02) 6239 5551

Perfectly positioned just a short stroll from Westfield Woden and the vibrant Bradley Street dining precinct, this stylish ground-floor apartment offers a low-maintenance lifestyle with all the conveniences at your doorstep.

Whether you're a first-home buyer, savvy investor, or looking to downsize, this is a rare opportunity in a well-established, leafy complex.

Set among beautifully maintained gardens, the apartment welcomes you with a light-filled open-plan living and dining area that flows seamlessly to a spacious private courtyard-ideal for relaxing, entertaining, or enjoying your morning coffee.

The modern kitchen features stone benchtops, tiled splashback, and quality appliances, offering both style and function.

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**LJ Hooker**

The generously sized bedroom includes built-in wardrobes and direct courtyard access, while the sleek bathroom provides a large shower, vanity, toilet, and integrated laundry facilities for ultimate convenience.

Positioned in an unbeatable location, the apartment is just walking distance from Westfield Woden & Woden Town Centre, Bradley Street dining precinct, Woden bus interchange & public transport, local parks, playgrounds, and walking trails.

- Open-plan living with floor-to-ceiling glass and courtyard access
- Quality kitchen with stone benchtops & modern appliances
- Bedroom with built-in robe and direct outdoor access
- Excellent indoor-outdoor flow for entertaining
- Reverse-cycle split system heating & cooling
- Single allocated car space plus secure storage cage
- Beautiful leafy common areas with BBQ facilities
- " Access to a well-maintained outdoor swimming pool
- " Unbeatable location —Walking Distance To, Westfield Woden & Woden Town Centre, Bradley Street dining precinct, Woden bus interchange & public transport
- Local parks, playgrounds, and walking trails
- Currently tenanted at \$510 per week until 31/12/2025

#### Outgoings & Property Info:

EER: 6.0

Rates: \$403.595pq (approx.)

Land Tax (for investors): \$442.84pq (approx.)

Strata: \$1,377.75pq (approx.)

Internal Living: 54sqm (approx.)

Outdoor Living: 33sqm (approx.)

Year Built: 2012

#### Disclaimer:

While all care has been taken in compiling information regarding properties marketed for rent or sale, we accept no responsibility and disclaim all liabilities regarding any errors or inaccuracies contained herein. All parties should rely on their own investigation to validate the information provided.

## MORE DETAILS

Property ID	1U4CFMF
Property Type	Apartment
House Size	54 m2
EER	6
Including	Air Conditioning Intercom Pool Dishwasher Built-in-Robes Secure Parking Liveability

**Samuel Thompson 0412 300 774**

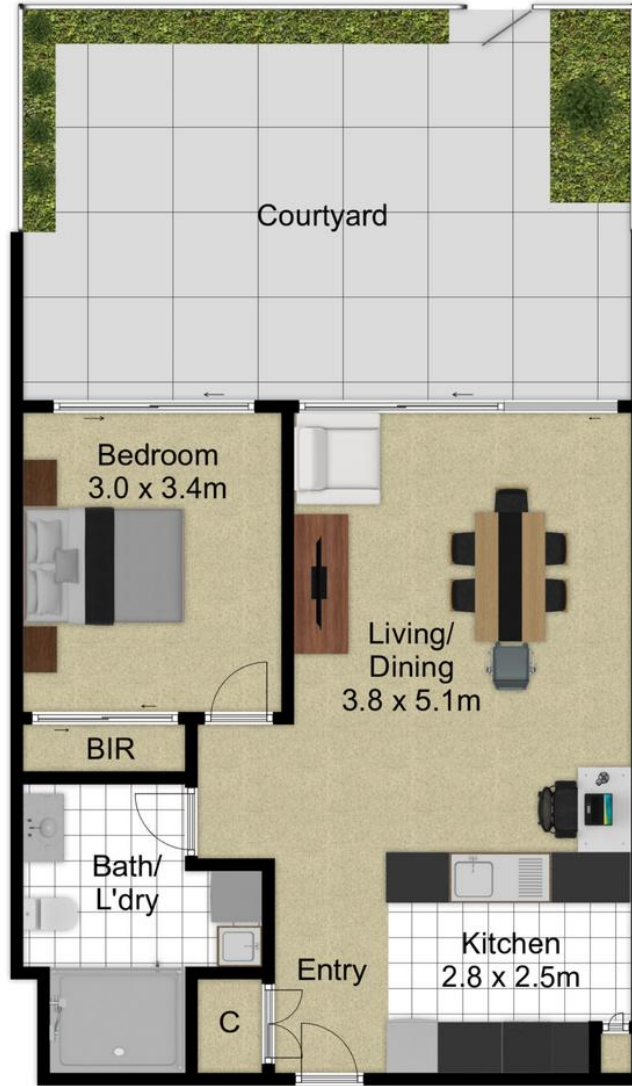
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**LJ Hooker**  
Manuka

Indicative only. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However, we cannot guarantee its accuracy and interested persons should rely on their own enquiries.

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