

29 Jewell Close, Phillip

Renovated & Ready - A Contemporary Townhouse Gem in Swinger Hill

Perched in a quaint and quiet pocket of the highly sought after Swinger Hill, this property has been renovated to the hilt, bringing it into contemporary times and offering a lifestyle of ease and quality in one of Woden's most convenient pockets.

Step inside and be greeted by a light-filled split-level design that flows seamlessly between living, dining, and kitchen. The heart of the home has been stylishly upgraded, showcasing premium appliances including an Electrolux cooktop, AEG oven, and Fisher & Paykel dishwasher - a kitchen made for those who love to cook and entertain.

The bathroom has been thoughtfully renovated with designer finishes, highlighted by a Franke basin, while both bedrooms feature built-in robes. Comfort is assured with LED lighting throughout, a slow-combustion fireplace, and split-system air conditioning for year-round climate control.

Practicality hasn't been overlooked. There's an approved attic for additional storage, secure carport parking with remote door, and

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FOR SALE
\$729,000+

AGENTS

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AGENCY

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All information contained therein is gathered from relevant third parties sources.
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Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

private courtyards at the front and rear featuring low-maintenance landscaping, perfect for relaxing or entertaining.

All this, just a short walk from Swinger Hill shops, local schools, public transport, Woden Westfield and Canberra Hospital.

This is a rare opportunity to secure a beautifully renovated, separate-title townhouse in a location that simply ticks all the boxes. All that is left to do is move in and unpack your boxes.

Features:

- Dual courtyards
- Secure gate access
- BIRs to both bedrooms
- Newly renovated throughout
- AEG Oven
- No body corporate fees
- Low maintenance landscaping
- Solar system installed
- NBN FTTP connectivity

Figures:

UV: \$478,000 (2024)

Rates: \$3,270 approx. p.a.

Land Tax (if applicable): \$5,939 approx. p.a.

MORE DETAILS

Property ID	JF9H5W
Property Type	House
House Size	97 m2

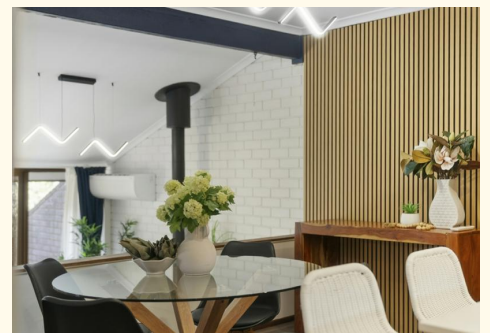
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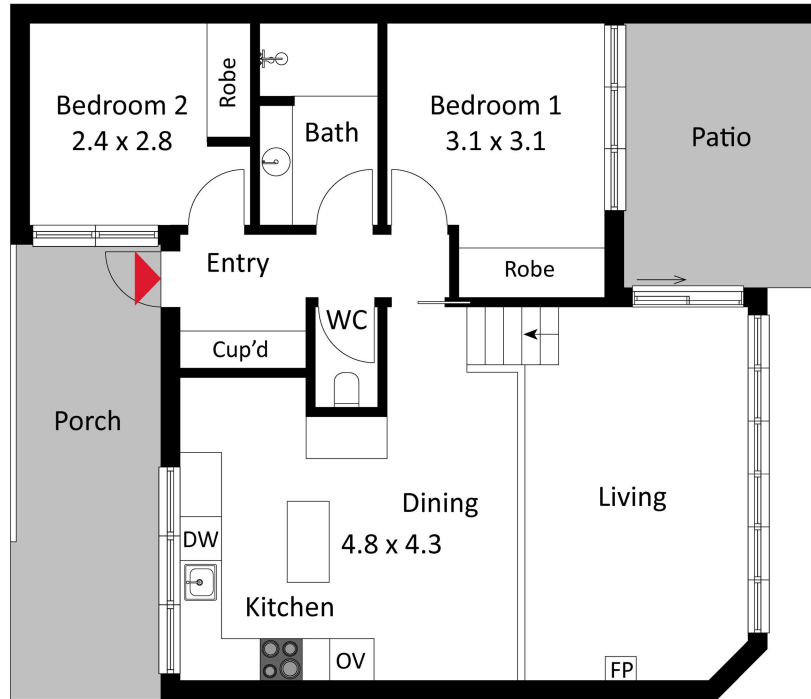
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The floor plan is not to scale; measurements are indicative and in metres. Exterior elements are not in position. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

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