

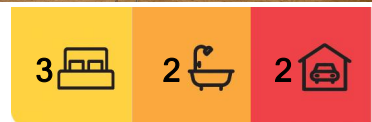
## Phillip, 76 Barnet Close

Separately Titled Atop The Hill

This large townhouse does a phenomenal job of blending the original 1970s design elements with contemporary inclusions, and what you get is a unique, spacious, and very attractive home. The soaring raked ceilings provide a terrific sense of three dimensional space, and flood the living areas with natural light, enhanced by the home's northeasterly outlook.

The engineered timber floors give the living area a great look and feel, and perfectly complements the renovated kitchen. There is one bedroom on the main floor here, with direct access to the rear courtyard, and another two upstairs.

One thing you'll find in abundance is storage, whether it's in the bedrooms, the kitchen, under the stairs, or even under the house. This storage cave is cool and dry, and the ideal spot for a wine cellar or just to store larger items.



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**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 Dickson**  
**(02) 6257 2111**

The park just behind is a private, safe green space to spend some time, and as you look back at your new home you'll see the substantial solar array, providing you with free sustainable power.

Swinger Hill has long been known as one of the Woden Valley's premier locations and with good reason. Built in the 1970s during Canberra's golden age of architecture, this innovative development within Phillip has almost taken on an identity as its own suburb. It is one of those places where you can start to feel at home right away. It's quiet, but so conveniently located, with great shops and restaurants nearby, and friendly neighbours, many of whom have lived here for decades.

With wide, quiet streets and no through roads, you know that any cars driving past here are almost certainly your neighbours, which gives the area a sanctuary-like quality. From here, it is a short and easy walk to the Swinger Hill reserve, the Barnet Close Playground and the Swinger Hill shops: home to some of the best Italian food in Canberra, as well as a local IGA and other great dining and relaxation options.

Of course, just down the road you also have the Southlands Shops at Mawson, and the ever growing Woden Town Centre, with the light rail extension set to get underway later this year. And being more or less in the geographic centre of Canberra means that it's a quick drive to the CBD, Tuggeranong, or Belconnen as well.

What's on offer:

- Separately titled townhouse (no body corporate)
- Renovated kitchen
- Reverse cycle air conditioning
- Engineered timber floors
- Substantial solar panel array
- Private Courtyard
- Park, playground and shops within walking distance
- Quiet, private setting

What's nearby

- Swinger Hill Reserve
- Barnet Close Playground
- Swinger Hill Shops
- Canberra Hospital
- Mawson Southlands
- Woden Town Centre
- Mawson Primary School
- Canberra Christian School
- Canberra College



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## More About this Property

<b>Property ID</b>	1HKM8QF92
<b>Property Type</b>	House
<b>House Size</b>	123 m <sup>2</sup>
<b>EER</b>	2

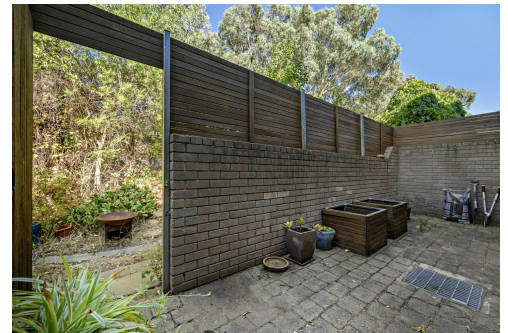
### Nic Salter-Harding 0412 600 085

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Ground Level



Upper Level



Garage Level

The floor plan is not to scale; measurements are indicative and in metres. All features included in this 3D plan are for inspiration purposes only. This is not an exact replica of the property or the position of exterior elements. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

76 Barnet Close, Swinger Hill

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