

91 Barnett Close, Phillip

Cool, Contemporary & Seriously Good Value!

91 Barnett Street, Phillip is the kind of home that makes you stop and take notice. The home is unassuming at first glance, however when you step inside its just fantastic.

With a unique tri-level layout, generous proportions and two fabulous outdoor courtyards, this is townhouse living with a difference - and it could be the perfect place to make your first move into the property market.

The huge living area on the ground level is a welcome surprise. It's Spacious, versatile and incredibly easy to live in.

There is plenty of room to relax, entertain friends or simply spread out and enjoy your own space. Leading out to the rear courtyard gives a great flow from the inside to the outside.

Upstairs, the clever design continues with two good-sized bedrooms and the main bathroom. There is a second bathroom on the central level next to the smartly renovated kitchen.

This property is wonderfully practical for couples, sharers or a young family. First home buyers will love the incredible value as well.

2 2 1

FOR SALE

\$650,000+

VIEW

Sat 26th Sep @ 1:15PM - 1:45PM

AGENTS

Tim Russell
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AGENCY

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Interested parties must rely solely on their own enquiries.



The renovated kitchen with underfloor heating brings an extra level of comfort - particularly welcome during those chilly Canberra mornings.

And then there are the courtyards...

A courtyard at the front of the property, complete with storage room, provides a lovely first impression, while of course the large courtyard at the rear gives you plenty of options, and places to relax out doors.

Looking to call Swinger Hill home? Please speak with Tim Russell 0416087834 or Jackson White -Brettell 0421479376 for further information or a private inspection.

Features include:

- Unique tri level design with a really cool layout
 - Very large ground-floor living area
 - Two generous bedrooms
 - Two bathrooms
 - Renovated kitchen
 - Underfloor heating in the kitchen
 - Sunny front courtyard
- Large private rear courtyard

- Very low body corporate fees
- Fantastic Phillip location
- Exceptional opportunity for first-home buyers
- Fantastic value with plenty to love

as a final foot note...There's a lot to like here. It's different without being complicated, spacious without being excessive, and stylish without losing the practical things that make a home genuinely enjoyable to live in.

For first-home buyers, this could be a brilliant opportunity to secure a home in a fantastic location without the price tag you might expect. 91 Barnett Street, Phillip - a home with personality, and will represent serious value.

Rates: \$1,915 pa approx

Land Tax: \$2,414 pa approx

Body Corporate:L \$2,500 pa approx

EER 3

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MORE DETAILS

Property ID	2H81F9Q
Property Type	House
House Size	103 m2
EER	3
Including	Air Conditioning

Tim Russell 0416 087 834

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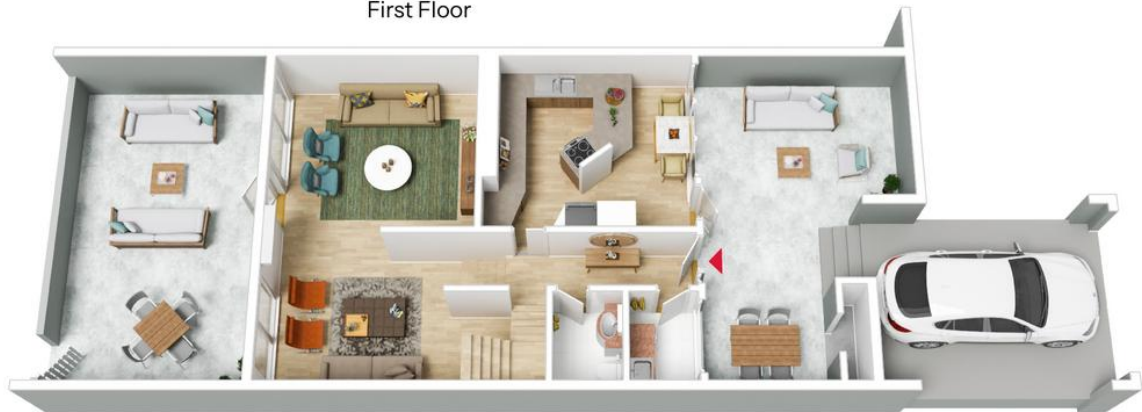
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First Floor



Ground Floor

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.

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