






3/9 Port Jackson Circuit, Phillip

## FULLY RENOVATED, WALK TO WODEN OR THE CANBERRA HOSPITAL

Beautifully renovated, spacious and a prized location - sacrifice nothing. Walk to Woden Town Centre or the Canberra Hospital. This townhome has it all, welcoming the savvy investor recognising the long term benefits on offer, or a live-in buyer to love this move in ready, welcoming home.

A gated entryway ensures your privacy and welcomes you to the spacious and sunny front courtyard. With neutral tones and modern fixtures and fittings throughout, you will be pleasantly surprised by just how much is on offer. At the heart of this home is an open plan living and dining area, with reverse cycle heating and cooling unit plus timber look flooring stretching throughout, plus glass sliders giving access to the second rear courtyard. The kitchen is centrally located and provides a thoughtfully laid out space, fully renovated with stone bench tops, double sink gas cooktop and oven, dishwasher and plenty of storage space. The renovated laundry is also located downstairs, with a powder room conveniently servicing this level and your guests.

Accommodation is provided in the form of three generous sized

3  2  1 

**FOR SALE**

\$849,000 +

**VIEW**

Sat 13th Jun @ 1:05PM - 1:30PM

**AGENTS**

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**AGENCY**

LJ Hooker Woden | Weston

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 **LJ Hooker**

bedrooms, all located upstairs and featuring built in robes and their own R/C heating and cooling units, the master bedroom also including an ensuite. The ensuite and main bathroom on this level have both been fully renovated, featuring floor to ceiling Italian tiles, the main bathroom with a bath and custom vanity lighting.

Centrally located, within walking distance of The Canberra Hospital, Westfield Woden, the bus interchange and soon to be CIT and light rail stop, this is an unbeatable location and an opportunity not to miss. Currently tenanted at \$700 per week until February 2026, the astute investor can enjoy the benefits of a secure investment, though the tenants have advised they would be happy to vacate early if a live-in buyer wishes to purchase.

- Fully renovated throughout
- Ideally located close to Woden Town Centre, The Canberra Hospital, bus interchange and CIT campus
- Open plan living and dining
- Two secure courtyards
- Main bedroom with ensuite
- Renovated laundry and powder room downstairs
- Renovated kitchen with stone bench tops, double sink gas cooktop and oven, dishwasher and plenty of storage space
- Reverse cycle heating and cooling units throughout
- Under stair storage area
- External storage area
- Single lock up garage with internal access

Living size: 110m<sup>2</sup> (approx.)  
Rates: \$2,038.75 p.a (approx.)  
Land tax: \$2,902.00 p.a (approx.)  
Construction: 1993  
EER: 3 stars

## MORE DETAILS

Property ID	J53H5W
Property Type	House
House Size	130 m <sup>2</sup>
Land Area	153 m <sup>2</sup>
EER	3
Including	Toilets (3)

### Jane Macken 0408 662 119

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First Floor



Ground Floor

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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