

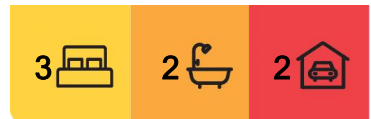


## Phillip, 1/3 Port Jackson Circuit

Private & Peaceful - Walk to Woden or the Hospital

Looking for new owners to make it their own, this split-level townhouse is nestled within a peaceful and prime location of only four townhouses in the heart of Phillip. Exuding timeless charm while welcoming your own personal touches, this exceptional home is warm and welcoming, exceptionally spacious in all areas, freshly painted and ready for you to make memories.

A gated entryway ensures your privacy and provides a leafy welcome, giving you a further feeling of space. Stepping inside, the generous and free flowing floorplan is evident; the open-plan living area offering high raked ceilings and incredible space for relaxation and a retreat away from the hustle and bustle. The private and sunny courtyard is a natural extension of this space, taking benefit from its corner position, the courtyard wraps around the home, giving plenty of space or entertaining, plus beautiful vistas of greenery and florals from each downstairs window. The kitchen offers an abundance of bench space, gas cooktop/electric oven, a full-sized pantry and is anchored by a secondary dining/family



**For Sale**  
\$865,000 +

**View**  
[ljhooker.com.au/HTNH5W](http://ljhooker.com.au/HTNH5W)

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EER ★★★★★

**LJ Hooker Woden | Weston**  
**(02) 6288 8888**



**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.

area, perfect for entertaining. There is also a full-sized laundry and powder room on this level.

The upper level offers three bedrooms, each with built-in robes, and two of them are equipped with ceiling fans. The master bedroom is especially spacious with a generous ensuite and a desirable northerly-facing window. Additionally, the main bathroom, located on this floor, serves bedrooms two and three, and includes a bath, shower, and separate WC.

Whilst the home is welcoming your own personal touches, it includes many surprising features and modern upgrades to ensure you can comfortably move straight in and enjoy before adding your own flair. It features fresh paint throughout, R/C unit downstairs, evaporative cooling upstairs, new guttering and gutter guard, a single garage with internal access plus workshop space and a single covered carport.

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.

#### Features:

- Large open plan living area plus separate family/dining area off kitchen
- Spacious kitchen with electric cooking, ample bench space and pantry
- Private front entryway and expansive wrap around courtyard, complete with paving, established greenery and florals
- Three large bedrooms, all with built in robes, two with ceiling fans
- Master bedroom with ensuite and northerly aspect
- Heating and cooling unit downstairs plus ducted evaporative cooling upstairs
- Full sized laundry plus powder room
- Single garage with internal access and workshop space plus single carport
- Walking distance to The Canberra Hospital, Westfield Woden, the bus interchange and soon to be CIT and light rail stop

Living Size 131m<sup>2</sup> living and 22m<sup>2</sup> garage (approx.)

Rates - \$2,778.74 p.a (approx.) (from rates notice 16 July 2024)

Land Tax - \$3,062 p.a (approx.)

Body Corporate - \$706.25 p.q (approx.)

Construction - 1992

EER - 3.0 stars



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## More About this Property

<b>Property ID</b>	HTNH5W
<b>Property Type</b>	Townhouse
<b>House Size</b>	153 m2
<b>Land Area</b>	167 m2
<b>EER</b>	3

### Jane Macken 0408 662 119

Franchise Owner, Licensee, Licensed Agent ACT/NSW |  
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### LJ Hooker Woden | Weston (02) 6288 8888

23 Brierly Street, WESTON CREEK ACT 2611

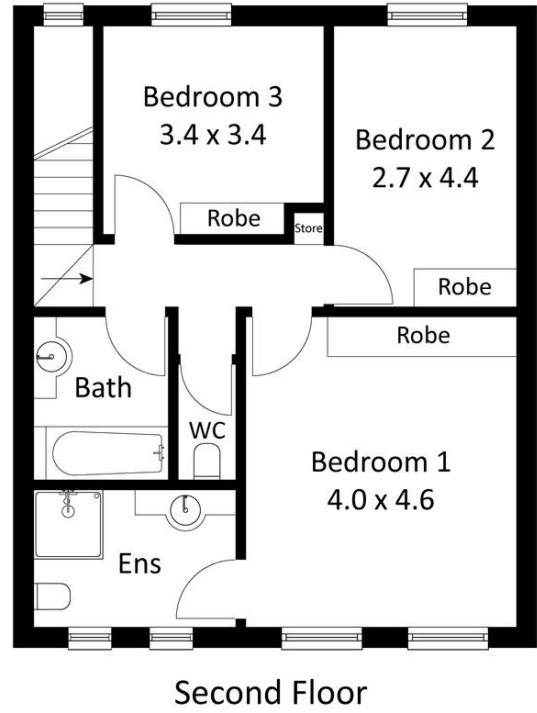
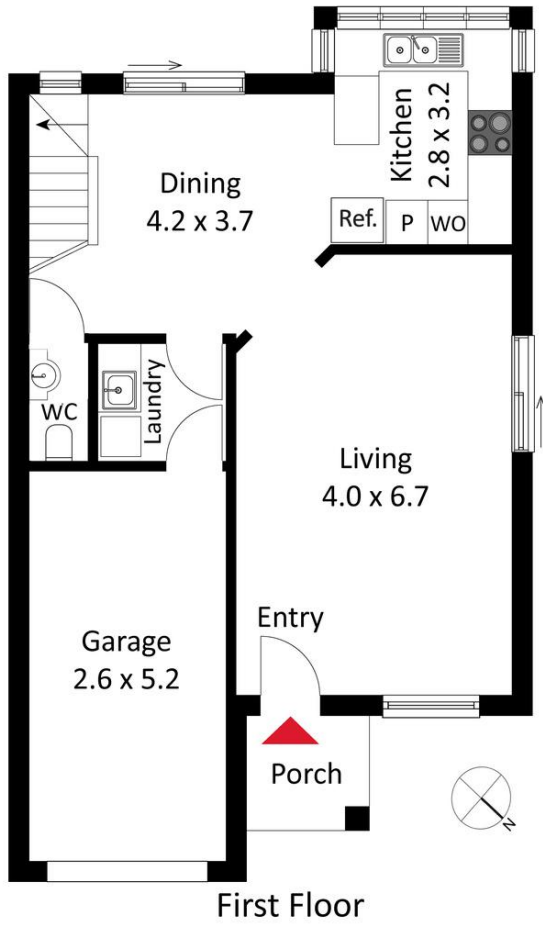
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The site plan and floor plan are not to scale; measurements are indicative and in metres. Bushes and trees are placed for illustration purposes. Plans should not be relied on. Interested parties should make and rely on their own enquiries.



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