



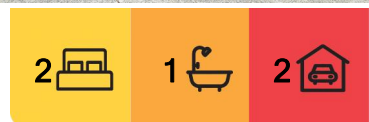
## Phillip, 11/21 Alsop Close

Charming 2-Bedroom Townhouse in Prime Phillip Location!

Discover your dream home or investment opportunity with this exceptional single-level townhouse, perfectly situated in a serene and well-maintained complex in the heart of Phillip. Offering an unbeatable combination of comfort, privacy, and convenience, this property is a must-see for first-home buyers, downsizers, or savvy investors.

Step inside to find two generously sized bedrooms that promise comfort and versatility. The well-appointed bathroom features a luxurious spa bath, creating the perfect space to unwind. The kitchen, equipped with ample storage and bench space, flows seamlessly into a cozy yet spacious living area, ideal for relaxing or entertaining guests.

Outside, the home truly shines with its expansive courtyards. A large back courtyard offers a private oasis for alfresco dining or gardening, while the huge front courtyard provides additional space for outdoor activities or simply soaking up the sunshine. This home's



**For Sale**  
\$560,000+

**View**  
[ljhooker.com.au/2GN1F9Q](http://ljhooker.com.au/2GN1F9Q)

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**EER** ★★★★★

**LJ Hooker Kaleen**  
(02) 6241 1922



**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.

thoughtful design ensures privacy and tranquility, making it a true retreat.

Nestled in a quiet complex, this townhouse is just minutes from the vibrant Woden Westfield shopping precinct, offering an array of dining, retail, and entertainment options. For nature lovers, the area boasts numerous walking trails and green spaces, perfect for weekend strolls or an active lifestyle.

Don't miss this rare opportunity to secure a beautifully presented home in an unbeatable location. Please give Tim Russell a call on 0416 087 834 or Lukas Cole a call on 0432 289 618 for further information or to schedule a private inspection.

#### Features:

- Two courtyards
- Location
- Garage
- Quiet complex
- Two great sized bedrooms
- Spa
- Split system heating/cooling

Rates: \$3,103.44 pa approx

Land Tax: \$4,654.18 pa approx

Body Corporate: \$2,452.40 pa approx

EER: 1.0

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## More About this Property

Property ID	2GN1F9Q
Property Type	Townhouse
House Size	92 m2
Land Area	227 m2
EER	1

#### Tim Russell 0416 087 834

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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.

11/21 Alsop Close, Phillip

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