



15/128 Easty Street, Phillip

Where Flexibility Is The Ultimate Luxury




Welcome to 15/128 Easty Street, nestled in a stylish and well maintained development, with the beating heart of Phillip only moments away.

Situated at the end of the row, meaning only one immediate adjoining neighbour is a smartly designed and well equipped 2 bedroom, 2.5 bathroom townhome.

Stepping into your low maintenance courtyard and into the residence you are immediately greeted with a clever multi-purpose room which could be used as a third bedroom or second living space, and dedicated garage tucked behind bifold doors.

Heading up to the first storey, you are met with a smartly designed kitchen and walk in pantry with modern appliances, European laundry and an open plan living and dining with a neat study nook. Stepping out to the north facing Juliette balcony overlooking your private courtyard.

At the top of the townhome rests the accommodation of the residence with two well sized bedrooms equipped with motorised block out

2  2  2 

FOR SALE
\$629,000+

AGENTS

Charles Martin
0414 544 796
charles.martin@ljhwoodenweston.com.au

AGENCY

LJ Hooker Woden | Weston
(02) 6288 8888

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**

blinds, one main bathroom and dedicated ensuite to the master, both bedrooms come equipped with sizeable built in wardrobes.

The upper levels of the townhome come equipped with both motorised blinds and Phillips Hue down lights throughout providing creature comforts and ambient light control right at your fingertips.

The complex is nestled in a low rise section of Phillip ensuring outlooks will be preserved in the years to come, and with Woden Plaza a mere minutes walk away with bountiful shopping and dining destinations on offer.

Education opportunities are in abundance with Canberra College and the soon to be activated CIT campus both being readily accessible to the home.

Greenspace is in abundance with Eddison park only a stroll up the road, allowing for plenty of weekend adventures with your four-legged friends.

Being in such a central location, commuting to several town centres is a breeze, with the City, Tuggeranong and Belconnen all within easy driving distance.

Whats more, with future development slated for the Woden Valley district, now is the time to get into the market in a desirable and well appointed home.

Private inspections can be arranged at short notice, contact Charles Martin on 0414 544 796 to arrange.

Features

- Smartly designed townhome
- Clever multipurpose room
- Dedicated garage
- Smart appliances providing creature comforts
- Phillips Hue lights throughout upper levels
- Private courtyard and juliette balcony
- Kitchen with dishwasher and walk in pantry
- Open plan living and dining with study nook
- Reverse cycle heating & cooling
- Segregated bedrooms
- Motorised blinds

Rates: \$1,952 p.a. approx.

Land Tax (if applicable): \$2,562 p.a. approx.

Strata: \$2,842 p.a. approx. (incl. sinking fund)

EER: 4.5



MORE DETAILS

Property ID J9NH5W
Property Type Townhouse
House Size 101 m2
EER 4.5
Including Air Conditioning
Courtyard
Balcony
Dishwasher
Outdoor Entertaining
Built-in-Robes
Secure Parking
Fully Fenced

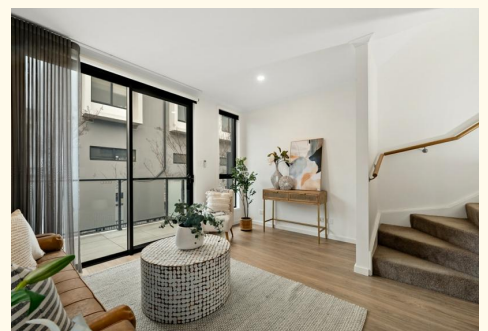
Charles Martin 0414 544 796

Licensed Agent ACT | charles.martin@ljhwoodenweston.com.au

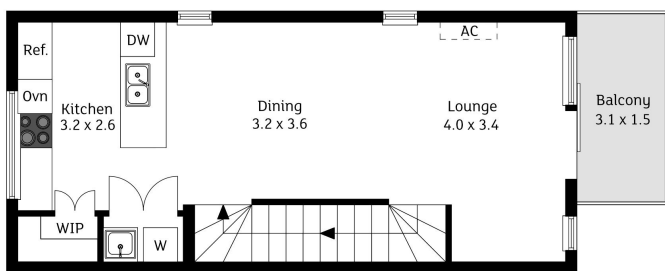
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23 Brierly Street, WESTON CREEK ACT 2611

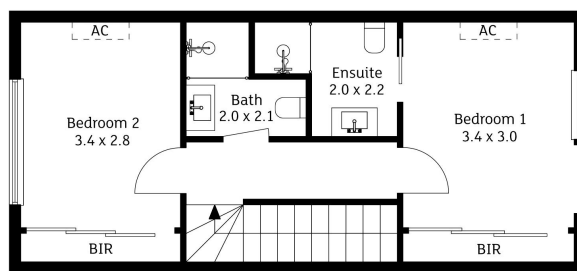
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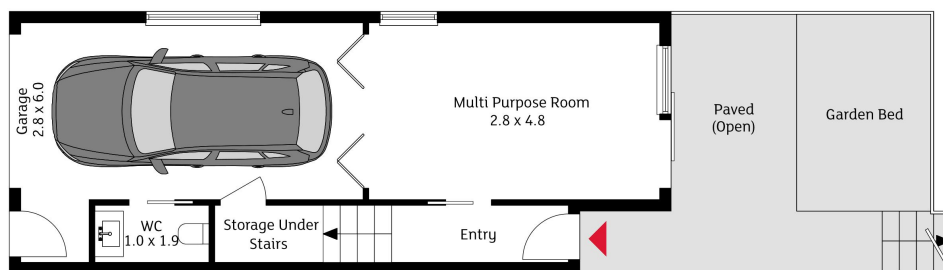
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First Floor



Second 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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