



## Phillip, 6/39 Tank Street

### Tank Street Treasure

Auction Location: In Rooms | LJ Hooker Canberra City | 182 City Walk, Canberra City

Step into comfort and convenience with this charming residence nestled in the heart of Phillip. Enjoying a prime location mere minutes from Woden Westfield and Canberra Hospital, this home offers the perfect blend of accessibility and tranquility.

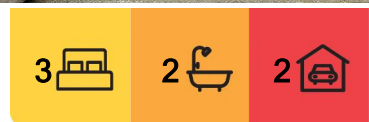
Upon entering, you'll be greeted by spacious interiors, adorned with subtle yet elegant touches. The double-height stairwell adds a touch of grandeur, setting the stage for the warmth and comfort that permeates throughout.

Featuring three bedrooms, including a luxurious master suite with its own ensuite, this home provides ample space for relaxation and rejuvenation.

Stay cozy all year round with the convenience of gas heating and reverse cycle air



**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.



**For Sale**  
Auction

**View**  
[ljhooker.com.au/1DXHKCF92](https://ljhooker.com.au/1DXHKCF92)

**Contact**  
**Ryan Hedley**  
0458 440 375  
[ryan.hedley@ljdickson.com.au](mailto:ryan.hedley@ljdickson.com.au)

**EER** ★★★★★★

**LJ Hooker Dickson**  
(02) 6257 2111

conditioning. Outside, two secure yards and an inviting upstairs balcony offer the perfect retreats for enjoying the fresh air and sunshine.

Luxury abounds with a spa bath in the main bathroom and the added convenience of two garages with remote access. Stay effortlessly connected with NBN connections, ensuring smooth communication and entertainment for you and your family.

Don't let this opportunity pass you by. Schedule a viewing today and experience the comfort and convenience of Phillip living firsthand.

Features:

Minutes from Woden Westfield

Minutes from Canberra Hospital

Double height stair well

Two secure yards, front and rear courtyards

Three spacious bedrooms

Large kitchen fitted with ample storage

Gas heating and Reverse cycle air conditioning for all year comfort

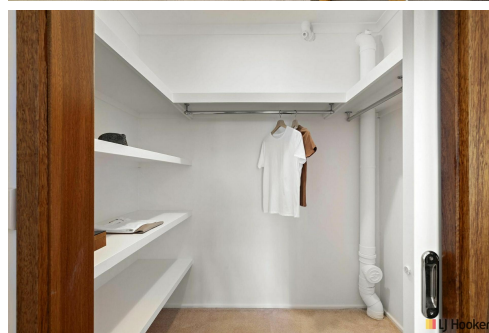
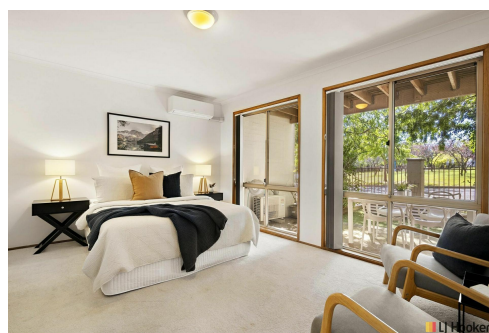
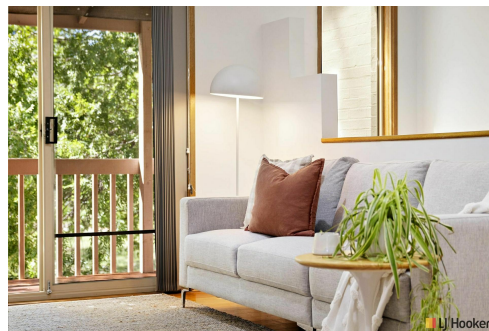
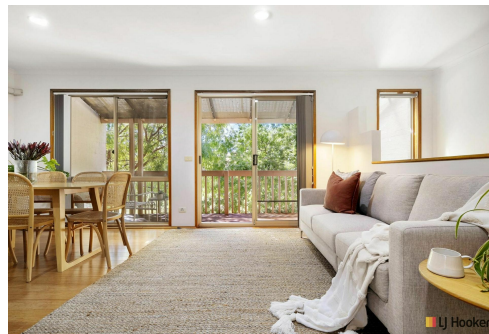
Upstairs balcony

Walk in robe and Ensuite in Master Bedroom

Spa Bath fitted in main bathroom

2 Garages with internal access

NBN connections



## More About this Property

<b>Property ID</b>	1DXHKCF92
<b>Property Type</b>	Townhouse
<b>House Size</b>	103 m <sup>2</sup>
<b>EER</b>	5.5

**Ryan Hedley 0458 440 375**

Licensed Agent and Auctioneer ACT/NSW | Associate Director | [ryan.hedley@ljhdickson.com.au](mailto:ryan.hedley@ljhdickson.com.au)

**LJ Hooker Dickson (02) 6257 2111**

36 Woolley Street, DICKSON ACT 2602  
[dickson.ljhooker.com.au](http://dickson.ljhooker.com.au) | [info@ljhdickson.com.au](mailto:info@ljhdickson.com.au)



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Upper Level



Ground Level

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.

6/39 Tank Street, Phillip

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