

## Phillip, 5 Byron Court

Find the perks of 'Central Park' living.

Prepare to fall head over heels for this charming ground-floor unit in Phillip's beloved Central Park complex. With its leafy, well-established surroundings and a respectful community, it's a delightful escape from the high-rise developments that have become so common. This one-bedroom, one-bathroom gem offers all the coziness and warmth that make a house feel like a true home. It's the kind of place that wraps you up and makes you feel instantly at ease.

Stylishly renovated with a modern kitchen featuring a large island bench, omega appliances, a dishwasher, and ample cupboard space, a sparkling bathroom, fresh paint, and beautiful Sydney blue gum floors, this space has been thoughtfully updated with comfort and luxury in mind. The private courtyard provides a lovely outdoor space. It's move-in ready, meaning there's nothing left to do but settle in and enjoy. Unlike cookie-cutter builds, this unit has character and heart, offering a cozy space that's both inviting and functional.



**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**  
By Negotiation

**View**  
[ljhooker.com.au/2GJTF9Q](http://ljhooker.com.au/2GJTF9Q)

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EER ★★★★★

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

Location-wise, this unit is truly unbeatable. Positioned right across the road from the ever-growing Canberra Hospital, it's a prime investment for anyone looking to capitalize on proximity to the area's thousands of healthcare workers. Public transport to the city is just a short walk away, and the bustling Woden Town Centre is close enough to stroll to while still being far enough to enjoy some peace and quiet. This unit is a sanctuary in an ideal setting.

Perfectly suited to cozy winter nights and breezy summer days, this is a home where you'll want to relax and enjoy. It's the kind of property that feels welcoming and familiar from the moment you step inside. And with a carport just steps away, this ground-floor unit is effortlessly accessible, making it ideal for downsizers, young.

Features:

- 2.9m Stone island bench
- Plantation shutters in the bedroom
- Built in wardrobe
- North facing living area
- North facing courtyard
- Beautiful gardens
- Led down lights
- Electric hot water heating
- Abundance of storage
- Dishwasher
- Tonnes of storage
- Glass splash back in kitchen
- Not an inch of space wasted
- Blinds in the living space
- Renovations done 2018
- Floor to ceiling tiles in bathroom

Rates: \$2,136 p.a. approx

Land tax: \$2,527 p.a. approx

Body Corporate: \$668.68 p.q. approx

EER: 5.5

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## More About this Property

<b>Property ID</b>	2GJTF9Q
<b>Property Type</b>	Unit
<b>EER</b>	5.5

**Maxwell Jensen 0402 778 603**

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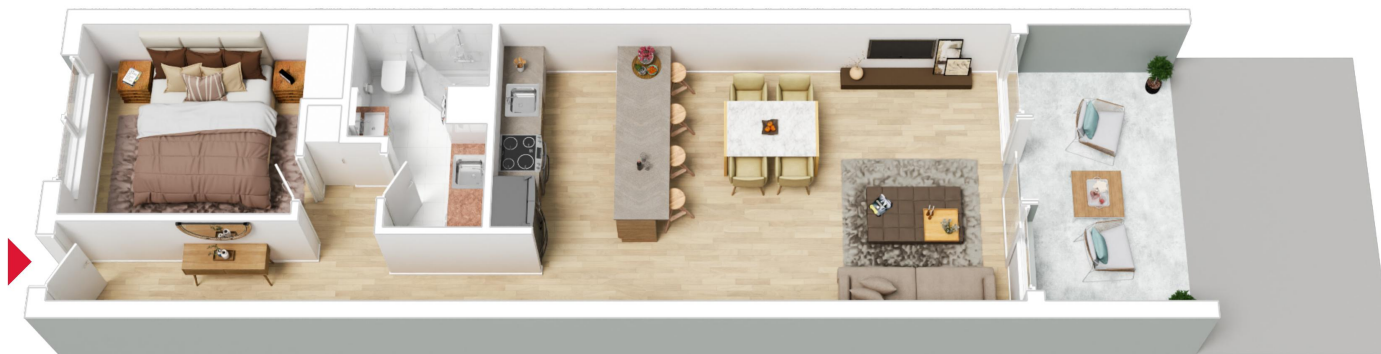
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The floor plan is not to scale, measurements are indicative and in metres. All features included in this 3D plan are for inspiration purposes only. This is not an exact replica of the property or the position of exterior elements. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

5 Byron Court, Phillip

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