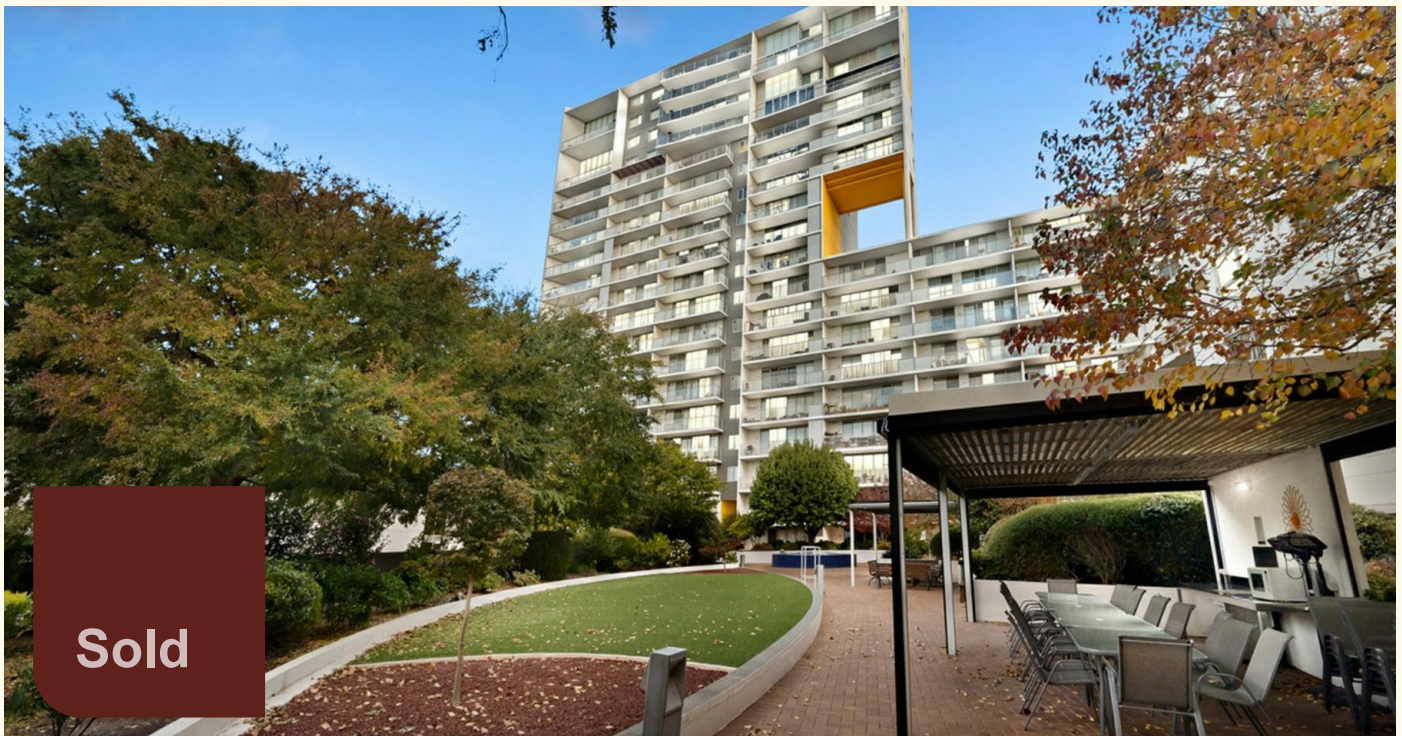




130/98 Corinna Street, Phillip

Views, Light and a Location That Does It All

FIND.

Positioned on level 9 in the heart of Phillip, this spacious and light-filled apartment offers an unbeatable lifestyle where everything you could possibly need is right at your doorstep. Surrounded by shops, dining, entertainment and essential services, it's a home that delivers true convenience without compromising on comfort, space or outlook.

LOVE.

Designed for easy, low-maintenance living, the open plan layout is enhanced by floor-to-ceiling windows that flood the space with natural light while capturing sweeping views across Phillip and beyond. Freshly updated with new carpet throughout, the home feels warm, modern and ready to enjoy.

The kitchen is well-sized and practical, complete with an electric cooktop, dishwasher and ample fridge space, making everyday living simple and efficient.

Stepping outside, the spacious balcony becomes a true extension of the home. Elevated on level 9, it's the perfect place to unwind at the end of the day, enjoy your morning coffee or entertain while taking in the open outlook across Phillip and beyond. It adds a sense of space that you don't often find in apartment living.

2 1 1

FOR SALE

\$499,000+

AGENTS

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AGENCY

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Interested parties must rely solely on their own enquiries.



Both bedrooms are generously sized and include built-in robes, while the bathroom is neatly finished with tiled surfaces for easy care. Additional features include a European laundry, split system heating and cooling, and a secure basement car space, ensuring comfort and convenience are covered.

LIVE.

This is as central as Phillip living gets. Step outside and you're moments from everything, including Westfield Woden, cinemas, cafés, restaurants, supermarkets and takeaway options. The Canberra Hospital, Woden Athletic Park and surrounding green spaces are all close by, while public transport offers easy access to the CBD and beyond. With Canberra College, Garran Primary and Hughes Primary all nearby, this location continues to deliver for both lifestyle and practicality.

ABOUT THE AREA

Local Transport:

- Bus routes connecting to the CBD and surrounding suburbs
- Easy access to major arterial roads

Shopping & Dining:

- " Westfield Woden
- " Cafés, restaurants and takeaway options
- Supermarkets, cinemas and everyday essentials all within walking distance

Schools:

- Canberra College
- Garran Primary School
- Hughes Primary School

WHAT THE OWNER LOVES:

"A feeling of security, the warmth and friendliness of other residents. Economical running costs, with an ideal solar aspect and insulation and above all, convenience."

OVERVIEW:

- 2 bedrooms, both with built-in robes
- Well-maintained bathroom with tiled finishes
- Secure basement car space
- Located on level 9 with elevated views
- Light-filled open plan living and dining
- New carpet throughout
- Well-sized kitchen with electric cooking and dishwasher
- European laundry
- Spacious balcony with sweeping views
- Split system heating and cooling

RATES/SIZE:

Living Size: 82sqm approx.

Body Corporate: \$1,390.95p.q approx.

Rates: \$1,897 p.a approx.

Land Tax: \$2,210 p.a approx.

EER: 6.0

Year Built: 2005

Disclaimer:

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EER ★★★★★★

MORE DETAILS

Property ID 1J3AF9U
Property Type Unit
EER 6

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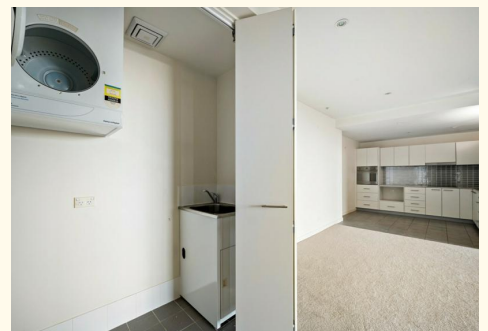
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The floor plan is not to scale; measurements are indicative and in metres. All features included in this 3D plan are for inspiration purposes only. This is not an exact replica of the property or the position of exterior elements. Plans should not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

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