






18/4 Antis Street, Phillip

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LIGHT, BRIGHT & BEAUTIFUL

Merging a top-floor position with elegant interiors and a perfect northerly aspect, this refined apartment delivers ultimate peace and comfort in a quiet yet convenient location. Extensively renovated throughout, modern comforts are provided alongside ultimate storage, there is nothing left to do or desire.

Stepping inside the home, bright interiors are complimented by the northerly aspect, bathing the home in natural light. Rare for an apartment, defined living and dining areas are well sized for flexibility and space, including custom built in storage and shelving. The balcony stretches the entirety of the living area, flowing easily from the living for easy entertaining or relaxing with a perfect view of Black Mountain Tower. The renovated kitchen features granite benchtops, sleek cabinetry & ample bench space with electric cooking and dishwasher.

Accommodation consists of two good-sized bedrooms both with built-in wardrobes, serviced by the updated bathroom with spa bath/shower and laundry facilities with dryer.

The home includes a reverse cycle heating and cooling unit, privacy and roller blinds, a covered carport plus lockable storage room, offering maximum convenience. Centrally located, within walking

FOR SALE
\$475,000 +

AGENTS

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Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

distance of The Canberra Hospital, Westfield Woden, the bus interchange and CIT, this is an unbeatable location and an opportunity not to miss.

Features Include:

- Top floor, north facing apartment
- Renovated & move in ready
- Views of Black Mountain Tower
- Built in storage to living area
- Short walking distance to the Woden Town Centre and The Canberra Hospital
- Built-in wardrobes in both bedrooms
- Combined lounge/dining room with access to large balcony
- Modern kitchen with granite bench tops, dishwasher and electric cooking
- Bathroom with spa bath/shower and laundry facilities with dryer
- Reverse cycle heating and cooling unit
- Large balcony
- Allocated single covered carport plus storage room

Living Size: 68m2 living + 7m2 balcony (approx.)

Rates: \$2,692.50 p.a (approx)

Land Tax: \$2,599 p.a (approx)

Body Corporate Fees: \$1,021.81 p.q (approx)

EER: 4.5 stars

Year Built: 1990

MORE DETAILS

Property ID	JC6H5W
Property Type	Unit
House Size	75 m2
EER	4.5

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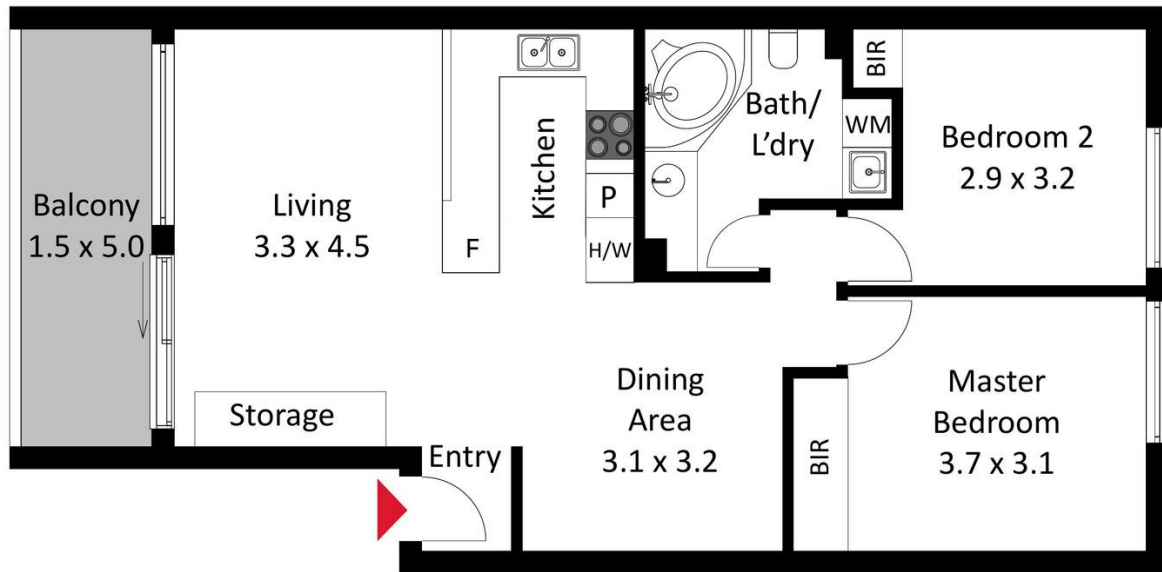
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The floor plan is not to scale; measurements are indicative and in metres. Exterior elements are not in position. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

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