



## Phillip, 20/1 Surprise Place

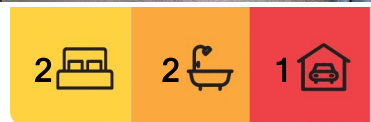
Immaculate, Stylish & Perfectly Located - Neat as a Pin!

Searching for a modern, stylish, and impeccably maintained home in an unbeatable location? This neat-as-a-pin, apartment offers 2 bedrooms, an ensuite, an additional bathroom, and secure underground parking, making it the perfect place to call home. Built by the reputable Hindmarsh Builders, this residence combines quality craftsmanship with exceptional design.

From the moment you step inside, you'll be impressed by the high-quality finishes and sleek design. The spacious open-plan living area is ideal for entertaining or simply unwinding, while the two generously sized bedrooms provide a peaceful retreat.

The modern kitchen is a dream, featuring premium appliances and ample storage, making it easy to create delicious meals while enjoying time with family and friends.

Step outside, and you'll find yourself in the vibrant heart of Phillip, surrounded by trendy cafés, restaurants, and entertainment venues. With Westfield Woden, The Canberra



**For Sale**  
\$610,000 +

**View**  
[ljhooker.com.au/HYZH5W](http://ljhooker.com.au/HYZH5W)

**Contact**  
**Pauline Jenkins**  
[pauline.jenkins@ljhwodenweston.com.au](mailto:pauline.jenkins@ljhwodenweston.com.au)



**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.

**EER** ★★★★★★

**LJ Hooker Woden | Weston**  
**(02) 6288 8888**

Hospital, schools, and public transport just a short stroll away, this location offers both lifestyle and convenience.

One of the standout features of this home is the expansive balcony, perfect for outdoor dining, entertaining guests, or simply soaking up the fresh air and sunshine. Plus, with secure basement parking and a lockable storage enclosure, you'll have peace of mind knowing your car and belongings are safe.

Features

- Modern & stylish apartment designed for comfort
- Spacious open-plan living ideal for entertaining
- Expansive Balcony for outdoor enjoyment
- Well-equipped kitchen with electric oven, cooktop & dishwasher
- Split-system heating & cooling for year-round comfort
- Secure underground parking + storage for added convenience
- Prime location - walk to Westfield Woden, The Canberra Hospital, cafés, schools & public transport

A Home You Don't Want to Miss!

This is more than just an apartment-it's a lifestyle upgrade. Whether you're a first-home buyer, investor, or downsizer, this stunning residence ticks all the boxes. Don't miss out-contact Pauline on 0410 401 902 to arrange an inspection!

EER: 6  
Strata: \$1,308 p.q (approx)  
Rates: \$464 p.q (approx)

More About this Property

Property ID	HYZH5W
Property Type	Unit
House Size	81 m2
EER	6
Including	Study Air Conditioning Intercom Balcony Dishwasher Built-in-Robes Secure Parking

Pauline Jenkins  
Licensed Agent ACT/NSW | pauline.jenkins@ljhwodenweston.com.au

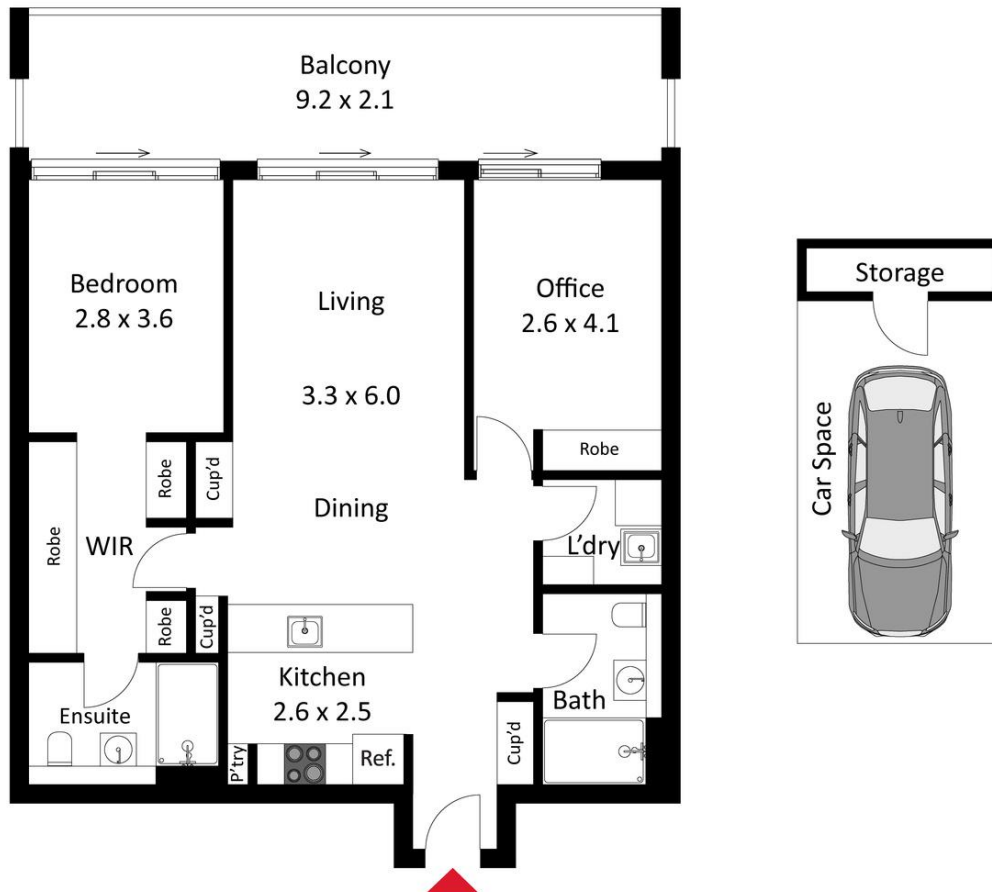
LJ Hooker Woden | Weston (02) 6288 8888  
23 Brierly Street, WESTON CREEK ACT 2611  
westoncreek.ljhooker.com.au | reception@ljhwodenweston.com.au



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.



LJ Hooker Woden | Weston  
(02) 6288 8888



The site plan and floor plan are not to scale; measurements are indicative and in metres. Bushes and trees are placed for illustration purposes. Plans should not be relied on. Interested parties should make and rely on their own enquiries.



**LJ Hooker Woden | Weston**  
(02) 6288 8888

**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.