







31/135 Easty Street, Phillip

Light, Bright & Modern Living in Central Phillip

Combining generous living spaces, contemporary comforts and a sun-drenched north-facing courtyard, 31/135 Easty Street offers a beautifully presented townhouse with an appealing lifestyle of style, convenience and quality modern living in the heart of Phillip.

Bright and spacious in its design, this inviting home showcases an abundance of natural light through impressive floor-to-ceiling windows, complemented by a peaceful leafy outlook. Thoughtfully designed across the second level, the residence offers separate living and dining areas, creating a wonderful sense of space and providing flexibility for both everyday living and entertaining.

The well-appointed kitchen is complete with quality stone benchtops, a gas cooktop and dishwasher, offering both functionality and style. Year-round comfort is assured with ducted reverse-cycle heating and cooling, complemented by thermostat-controlled in-slab heating throughout the living areas and both upstairs bathrooms, providing an added level of warmth and comfort during the cooler months.

Accommodation comprises two generously proportioned bedrooms, both featuring mirrored built-in wardrobes. The spacious master

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AUCTION
Sat 5th Dec @ 1:30PM

VIEW
Sat 21st Nov @ 3:00PM - 3:30PM

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bedroom enjoys the added luxury of a private ensuite and its own split system air conditioning, while the second bedroom is serviced by the main bathroom. A separate powder room conveniently caters to the living areas, while the European-style laundry adds further functionality.

Stepping outside, the enclosed north-facing courtyard is a wonderful highlight, featuring beautifully maintained gardens and a lovely leafy setting. Bathed in natural sunlight, this inviting outdoor space provides the perfect place for entertainment and leisure.

Completing this impressive offering is a secure double lock-up garage with convenient internal access and additional storage. Generously proportioned, the garage offers more than just secure parking, with excellent space along the back wall to accommodate a workshop, workbenches or additional storage.

The location provides an exceptionally convenient and well-connected opportunity. Westfield Woden is just moments away, offering an extensive selection of retail stores, supermarkets, cafés, restaurants and everyday essentials. The area is also well serviced by a range of local schools and childcare facilities, while nearby Eddison Park and Woden Town Park provide beautiful green spaces, walking paths and recreational facilities to enjoy. With the Woden Bus Interchange, Canberra Hospital and a variety of sporting and leisure facilities all within easy reach, this property offers the perfect balance of convenience, connectivity and lifestyle.

- Light-filled and spacious interiors
- Separate living and dining areas
- Two generously sized bedrooms with mirrored built-in wardrobes
- Private ensuite to the master bedroom
- Main bathroom plus separate powder room
- Stone benchtops
- Gas cooktop and dishwasher
- Floor-to-ceiling windows
- Split system air conditioning to the living area and master bedroom
- Thermostat-controlled in-slab heating in living areas and bedrooms
- European-style laundry
- Ample storage throughout
- Enclosed north-facing courtyard with beautifully maintained gardens
- Secure double lock-up garage with internal access and additional storage/space for a workshop
- " Central Phillip location, moments from Westfield Woden, local cafés, restaurants, schools, parks, public transport and Canberra Hospital

EER: 5
Rates: $600pq (approx.)
Land Tax (for investors): $750pq (approx.)
Strata: $1,250pq (approx.)
Internal Living: 96sqm (approx.)
Outdoor Living: 39sqm (approx.)
UV: $106,200 (2026)
Year Built: 2018
Rental Appraisal: $660 - $690 pw

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MORE DETAILS

Property ID	1V05FMF
Property Type	Unit
House Size	135 m2
EER	5
Including	Air Conditioning
	Courtyard
	Built-in-Robes
	Secure Parking

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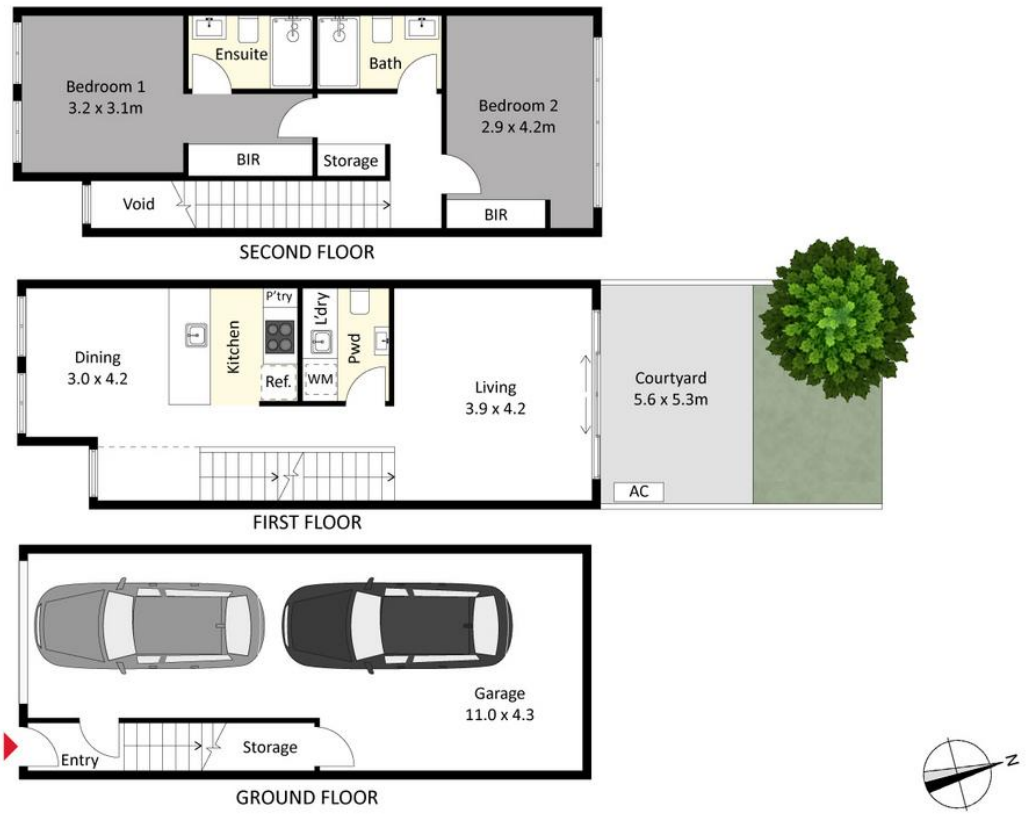








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The floor plan is not to scale; measurements are indicative and in meters. Exterior elements are not in position. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

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