



22/6 Marawah Street, Lyons

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**IDEAL INVESTMENT Priced to Sell Immediately!**

An affordable first floor one bedroom unit in popular well maintained PHILLIP GARDENS, currently tenanted. Just right for the self-managed superfund, or first time investor. The open plan living area is comfortable and has a pleasant outlook, the bedroom is generous and has an ensuite style bathroom. The construction being full brick is solid compared to new units and the location is just great for convenience, being only a walk to Woden Westfield, Phillip and Canberra Hospital. Be quick to inspect!

- More Details:
- Close to public transport
  - A stroll away from, shops, restaurants, and entertainment
  - A walk to local offices and clubs
  - One allocated car space
  - Smaller complex of 40 units
  - General Rates \$362.00 per quarter
  - Land Tax \$428.85 per quarter
  - Body Corporate Fees \$350.90 per quarter
  - Rent \$245 per week, lease till 28/1/2018
  - EER .5

**\$190,000+**

ID# 11330101008



**David Whitem**  
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