

**1001/15 Bowes Street, Phillip, ACT 2606**



**Sold House**

Friday, 11 August 2023

1001/15 Bowes Street, Phillip, ACT 2606

**Bedrooms: 1**

**Bathrooms: 1**

**Area: 53 m2**

**Type: House**



Chris Hetherington  
0262959911

**\$340,000**

This near new one-bedroom apartment located in the heart of Woden is situated within walking distance to essential amenities, public transport, restaurants & cafes and the Canberra Hospital. A great expected rental return of \$480 - \$520 per week! Upon entering, you will be greeted by a welcoming entryway offering space for storage and entry table. The large laundry area is cleverly hidden behind accessible doors and both provides practicality and functionality. The double-sided kitchen boasts stone benches and abundant bench space. The living area offers a comfortable space to relax and unwind. The quality bathroom is a modern design and provides excellent storage options and a convenient walk-in shower. The bedroom includes a nicely fitted built-in wardrobe and access to the balcony. This apartment is an excellent opportunity for first-time buyers looking to enter the market, individuals considering downsizing, or investors seeking a high rental return. The desirable location, combined with its modern features, make it an attractive option for many! \* 53 sqm internal living \* 8 sqm balcony \* Convenient location \* Kitchen with stone bench \* Walk in shower \* Double roller blinds throughout \* Reverse cycle air conditioning \* Amazing pool and alfresco area \* EER 6.0 Strata: \$538pq (approx.) Rates: \$1,444pa (approx.) Land Tax: \$1,688pa (if rented) Whilst all care has been taken to ensure accuracy in the preparation of the particulars herein, no warranty can be given, and interested parties must rely on their own enquiries. This business is independently owned and operated by Belle Property Canberra. ABN 95 611 730 806 trading as Belle Property Canberra.