

1109/49 Furzer Street, Phillip, ACT 2606



Sold Apartment

Friday, 11 August 2023

1109/49 Furzer Street, Phillip, ACT 2606

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Area: 50 m2

Type: Apartment



Jonathan Irwin

\$400,000

Whether you're looking to dip your toe in with an entry level investment or you're looking to enter the property market for the first time, this 11th floor apartment makes a strong case - an ultra convenient location in the heart of Woden CBD renewal, a thoughtful design with quality inclusions, all at an attractive price point.

THE HOME This spacious 11th floor apartment has been designed to maximise space and to seamlessly flow. The open plan living space consists of a lounge and dining area drenched in natural light coming in through generous glazing. Sliding doors lead out to the inviting balcony. The kitchen blends style and practicality with durable stone bench tops, stone splashbacks, quality Asko appliances and ample storage. The large bedroom features a generous mirror built-in wardrobes and sliding door access to the balcony. The sleek and spacious bathroom features quality fittings, floor to ceiling tiling, wall hung vanity and semi-frameless shower screen. Secure basement parking is included and there's also a lockable storage cage. Set over 24 storeys, W2 - Woden is being developed by locally based firm, Keggins. Architectural design by another local Canberra firm, Dezignteam and construction by Chase Construction who have been building in Canberra since 2003.

THE LOCATION Perfectly positioned, 'W2 Woden' is set in the heart of Woden's Central Business District, home to a number of major government agencies, Westfield Shopping Centre and soon to be built, Canberra Institute of Technology . Canberra Hospital and Calvary John James Hospital are a short drive, enjoy easy access to public transport options and a rapidly expanding list of cafés and restaurants just a brief walk away. The apartment is just 8km from the Parliamentary Triangle making cycling to work a breeze.

SUMMARY Set in the heart of Woden's CBD renewal Construction completion expected mid 2024 Developed & designed by Canberra based firms Keggins & Dezignteam Stone kitchen with quality Asko appliances Sleek bathroom with semi frameless shower screen, wall hung vanity & full height tiling 'Cool' colour selections Double glazed windows 50m to Westfield Woden 200m to CIT Woden (pending construction) 200m to proposed light rail station 8km to Parliamentary Triangle Rent Appraisal: \$470 - \$510 per week Strata Levies: \$490 per quarter Level: 11 Living: 50m² Balcony: 8m² Total: 58m² EER: 6 All figures are approximate For more information, please contact Jonathan Irwin by submitting an enquiry form or calling 0421 040 082.

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