

1119/15 Bowes Street, Phillip, ACT 2606

independent
PROPERTY GROUP

Sold Apartment

Monday, 14 August 2023

1119/15 Bowes Street, Phillip, ACT 2606

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Area: 76 m2

Type: Apartment

\$575,000

Just listed is this light & airy, open plan apartment with stunning views over Woden & towards the Brindabella Mountains. The apartment boasts a very efficient design including segregated bedrooms, an open plan living with the kitchen being the focal point & covered balcony that showcases indoor & outdoor living. There are 2 bathrooms (ensuite off the main), allocated car space & storage. The building boasts numerous resident's amenities which include a podium level outside pool area, gym, a large rooftop area with ample outdoor space, BBQs, benches & seating plus two large lounge areas, great for entertaining large groups of friends. Woden Town Centre is going through a massive transformation including new CIT building, new bus interchange, future light rail & a focus on updating shopping, cafes & restaurants. This apartment is located right in the heart of Town Centre, making this a convenient & fun place to call home. Features:- Open floor plan - Floor to ceiling windows- Balcony with views - Outdoor pool - Rooftop bar area - Well equipped gym - 20mm reconstituted stone waterfall edge benchtops- SMEG appliances- Fully integrated dishwasher- Soft-close drawers in the kitchen- Feature pendant lights in the kitchen- Recessed LED lighting- Basement car parking & storage- Rooftop retreat- Lounge & library- Car wash area Essentials: EER: 5 Living area: 76m² Balcony area: 8m² Rates: \$1,553.23 per annum (approx.) Land tax (investors only): \$1,799.82 per annum (approx.) Age: 2 years (Built 2021) Current Rental return: \$620 p/w Strata Levies: \$4,269.58 per annum (approx.) Strata Manager: Civium Units Plan Number: 13537