

**1124/15 Bowes Street, Phillip, ACT 2606**

LUTON

**Apartment For Sale**

Thursday, 7 March 2024

1124/15 Bowes Street, Phillip, ACT 2606

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Area: 58 m2**

**Type: Apartment**



Shane Hughes  
0261763425

**\$439,000**

Life in the Iconic "Grand Central Towers" affords you all the incredible pleasures of central living. This contemporary one-bedroom and one-bathroom apartment presents an astounding opportunity for the first home buyers, downsizers, and investors alike. Located on level 11, this apartment has breath-taking northerly views over Canberra. Wake up to the beautiful morning sun with striking floor-to-ceiling double glazed windows that slides open directly to the balcony. This floorplan has been carefully designed to ensure functionality and flow. This apartment presents a designer kitchen overlooking the adjacent living and dining areas. The designer kitchen features stone bench tops, stainless steel appliances and ample pantry and bench space. A seamless connection between the indoor and outdoor entertaining areas is achieved with ease, with full height sliding doors leading from the living area to a covered balcony. You will have access to the most incredible infinity pool, alfresco entertaining areas, and fully equipped gym. You also have access to a roof top terrace, cocktail lounge and function room that can be reserved for your own private parties. Grand Central Towers is built on prime real estate in the heart of Woden. You're located right at the junction of the second planned phase of the light rail ensuring seamless travel into the city and Parliamentary triangle. You're also minutes from Woden's fabulous shopping and entertaining district with great restaurants, bars, and cafes. Don't miss your chance to live the grand life, live in Grand Central Towers. Apartment features:- Open plan living.- Spacious Bedroom with built in robes. - Large study space with extra storage.- Private balcony with amazing views.- Ducted heating and cooling.- SMEG appliances, integrated dishwasher, and soft close drawers.- Stone bench tops to the kitchen.- European laundry.- Intercom system.- Card controlled access. Grand Central complex features:- Infinity pool and deck entertaining area with northerly views from level 5.- Resident gym, dining room, lounge, and library.- Restricted resident parking, car wash and bike workshop.- 6 lifts in the building, 3 for each wing.- Climate-controlled wine cellar. Statistics: Living Size: 57m<sup>2</sup> approx. Balcony Size: 8m<sup>2</sup> approx. Rates: \$1,496 pa approx. Land Tax (if applicable): \$1,752 pa approx. EER: 6 Body Corp Fees: \$3,038 pa approx.