

1215/15 Bowes Street, Phillip, ACT 2606



Unit For Sale

Friday, 29 March 2024

1215/15 Bowes Street, Phillip, ACT 2606

Bedrooms: 1

Bathrooms: 1

Area: 48 m2

Type: Unit



Elie Aoun
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Offers Over \$339,000

Positioned on level 12 in Grand Central Towers is this outstanding 1-bedroom apartment with beautiful views & amenities at your doorstep. Walking to the ever-growing amenities of the Woden Plaza will surely be a reoccurring Sunday morning routine. High ceilings with square set finishes throughout give this home a real sense of space & open plan living which is accentuated by the full height sliding doors & windows. The fully equipped & extremely versatile kitchen offers stone benchtops, quality stainless-steel Bosch appliances including dishwasher & under-mount microwave space leaving the kitchen clear of bench space. There is also a full-length pantry with overhead cupboards to the ceiling making for great storage capacity. The well-proportioned main bedroom has full height built-in robes with hanging & adjustable shelving & the bonus of mirrored sliding doors. The bathroom has floor-to-ceiling tiling, a wall hung vanity & large semi frame-less easy to clean shower screen. Adjacent to the kitchen is a generous open plan living & dining room which opens out to a full-length usable balcony ideal for that after work drink. Grand Central Towers as a development is highly regarded with proximity to the Woden Town Centre and business hub. Its within walking distance to shops restaurants & cafe's & has the added value of fully equipped gym & resort style pool & BBQ facilities for residence to enjoy year-round. The Perks: • Open plan living & Kitchen • Stone benchtops with plenty of space • Wall mounted reverse-cycle heating and cooling • Quality window furnishings & full height windows • Views aplenty from usable balcony • Proximity to town centre • Resort style amenities The Numbers: • Total internal living: 48m² • Strata Levies: \$2660.8 per annum approx. ² • Rates: \$1,491.81 per annum approx. • Land Tax: \$1,746.65 (only investors) per annum approx. • Build: 2021 • EER: 5.5 stars