

1317/15 Bowes Street, Phillip, ACT 2606

Apartment For Sale

Tuesday, 7 May 2024



1317/15 Bowes Street, Phillip, ACT 2606

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Area: 74 m2

Type: Apartment



Tim Stafford
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\$595,000

Perfectly positioned on Level 13 of Grand Central Towers, this beautifully presented two-bedroom ensuite apartment offers the very best in contemporary living, style and comfort. The open-plan living area allows flexibility to configure living arrangements to suit individual lifestyles, and the adjoining covered balcony provides the ideal place to relax and enjoy the sweeping views which extend over the Town Centre and Woden Valley to the Brindabella's in the distance. Picture yourself enjoying looking at the snow-capped peaks from the comforts of your new home. The stylish kitchen boasts quality SMEG appliances including a dishwasher, lovely stone benchtops and plenty of cupboard/storage options. The spacious main bedroom boasts lovely views and also features an ensuite, a segregated dressing area with tremendous wardrobe space, plus an air-conditioner. Bedroom two is also positioned to take advantage of the views and also features a built-in wardrobe. Both the main bathroom and ensuite have quality finishes including floor-to-ceiling tiles, cabinetry/vanity units, tapware and generous shower recesses. Additional features include a European style laundry, reverse-cycle air-conditioning and double-glazing for year-round comfort, plenty of additional internal storage, an allocated car parking space and a storage locker. Grand Central Towers offers a well-equipped gymnasium, infinity pool, BBQ area, a residents bar area, and two residents lounge/dining areas. Situated on the doorstep of Westfield Shopping Centre and easily accessible to local government and private sector offices, Canberra Hospital, public transport including the future light rail terminal, this apartment offers a tremendous lifestyle of luxury and convenience combined. In summary, features include:

- Immaculately presented two-bedroom ensuite design
- Light-filled open-plan living area with views and extra storage
- Stylish kitchen with quality SMEG appliances
- Lovely views from both bedrooms and each with plenty of wardrobe space
- Quality finishes and inclusions to ensuite and main bathroom
- Spacious covered balcony with views
- Double-glazed windows throughout
- European style laundry with dryer
- Reverse-cycle air-conditioning
- Allocated basement car parking space, plus a storage locker
- Walking distance to local shops, Canberra Hospital and public transport
- Complex offers a gymnasium, infinity pool, BBQ area, and residents bar area, two residents lounge/dining areas
- Currently tenanted until October 2024 at \$630 per week, with an option for vacant possession available

* Living: 74m² (approx) * Balcony: 8m² (approx) * Rates: \$400.00 per quarter (approx) * Land Tax: \$470.03 per quarter (approx) only if not principal place of residence * Strata: \$1,236.32 per quarter (approx) * Built: 2021 * EER: 6 Stars