

1408/15 Bowes Street, Phillip, ACT 2606



Apartment For Sale

Saturday, 17 February 2024

1408/15 Bowes Street, Phillip, ACT 2606

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Type: Apartment



Robert Peaker
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Lawrence00. Jacobsen
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\$570,000 +

Nestled within the dynamic heart of Woden, this sophisticated two-bedroom apartment boasts contemporary aesthetics and the practicality of central living. Perched on the 14th floor of Grand Central Towers, revel in sweeping and unobstructed views across the Woden Valley, Red Hill, Black Mountain, and beyond. Step inside to discover two generously sized bedrooms, expansive open-plan living areas, a functional kitchen with modern finishes, and two modern bathrooms. Offering an exceptional opportunity for first-time homebuyers, downsizers, and astute investors.

Key Features:- Spacious apartment with breathtaking panoramic views of Woden Valley and beyond.- Expansive master bedroom featuring a walk-in robe, sizable ensuite, and direct access to the balcony.- Contemporary kitchen with stainless steel appliances and elegant stone benchtops.- Tailored cassette roller blinds with blackout in the bedrooms- Seamless open floor plan design.- Tiled entrance complemented by carpeted living areas.- Generously proportioned balcony with a covered alfresco section.- Separate reverse cycle heating and cooling units in the living room and master suite.- Secure underground parking for a single car.- Ideal location close to Westfield Woden, proposed stage 2 Light Rail station, and Yamba Drive for convenient access to both the City and Tuggeranong.

FIGURES (Approximate)
EER: 6.0
Apartment Size: 71m²
Units in development: 44
Year built: 2020
Land Rates: \$400 pq approx
Body Corporate Rates: \$1,236 per quarter
Land Tax: \$470 pq approx (only applicable if not primary residence)