

**1410/49 Furzer Street, Phillip, ACT 2606**



**Sold Unit**

Wednesday, 21 February 2024

1410/49 Furzer Street, Phillip, ACT 2606

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 96 m2**

**Type: Unit**



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**\$860,000**

Taking in the beautiful North Easterly aspect this 3-bedroom apartment is sure to be popular. With the W2 complex completion due to take place in mid-2024 take advantage of purchasing pre completion. With a large percentage of the development secured by live in owners this might be one of the few opportunities to secure your new home in the heart of the Woden town centre. Imagine having the Westfield shopping centre, a variety of cafés, restaurants, and shops at your doorstep. Easy access to other facilities such as health care, government, community organisations and the future light rail is also a real feature of W2. The property features a functional single level design. The living space takes in the perfect aspect as does the private balcony coming from the living area. The kitchen is well appointed and flows nicely from the living area and you'll enjoy the stone benchtops, Asko appliances and an abundance of storage space. The 3 bedrooms all feature built in robes, windows and the main featuring an ensuite showcasing wall to ceiling tiling and quality fittings. The apartment features 2 secure car spaces plus storage. The development has a communal terrace for the residents to enjoy. There are NO pools, gyms or theatres for the strata and owners to have to manage. Features: • ASKO kitchen appliances • Energy-efficient lighting • Double-glazed windows and sliding doors. • Brushed chrome fittings. • Only 50m away from Westfield Shopping Centre • Type 3B Floorplan • Secure access control system to building. • Double-glazed windows & sliding doors. • Timber laminate flooring. • Split reverse-cycle air conditioning system. • Open plan kitchen. • Reconstituted stone benchtops. • Mirrored robe doors. • Round dual shower system with hand shower. • Semi-frameless shower screens. • Wall hung vanity with integrated basin. • Mirrored shaving cabinets. • Floor to ceiling tiles in bathrooms. • Hoover condenser dryer • 2 basement car space with secure storage cage Essentials: • EER: 6 stars • Living size: 96m<sup>2</sup> • Balcony: 8m<sup>2</sup> • Rental estimate: \$880-\$920 per week • Strata levies: Approximately \$3410.47 p.a.