

**1421/15 Bowes Street, Phillip, ACT 2606**



## **Apartment For Sale**

Saturday, 9 December 2023

1421/15 Bowes Street, Phillip, ACT 2606

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: Apartment**



Rent Better  
1800234397

## Offers above \$670,000

PROPERTY ID: 295800 (quote when calling) This stylish, trendy, boujee smart-home fitted apartment currently tenanted for \$1000pw on the 14th floor with unobstructed 270degrees north facing views and central controlled heating and cooling throughout offers first home buyers, investors, families and couples alike an exciting home and lifestyle. Lets cut to the chase: WHY THIS APARTMENT AND NOT OTHERS:- Heating & Cooling in all bedrooms with an upgraded unit in living room- Unobstructed 270degrees.- Don't look out the window at a wall + enjoy privacy from neighbouring buildings + flooding daylight- 14th floor, northern views = sit back and enjoy the football and cricket from your balcony throughout the year.- Added wall mounted black gloss cabinet fixtures.MORE ABOUT THE APARTMENT:- Step into the apartment and get blown away with a views through floor to ceiling windows in every single room- Corridors seamlessly flow from the bedrooms to the main living area.- A cosy open plan living room with views of Black Mountain from the sofa attached to a SMEG appliance fitted kitchen.- The master bedroom offers mirrored door built-in wardrobe and an ensuite with a walk-in shower.Currently the master bedroom, comfortably fits a Super-King-sized bed to indulge in a luxurious good night's sleep.WHY GRAND CENTRAL TOWERS:- Location! Location! Location!- Regardless of what is being built in the area these towers remain in an incomparable position to the public transport/trams & shopping centre & the new education institute.- Facilities = Gym + Pools + Gardens + Barbecue + Public Areas + Grand Dining Hall (for bookings) + Car Wash- Rooftop pool- Rooftop Balcony- CCTV throughoutCLIMATE CONTROL- Canberra gets cold and the Apartments get warm!- Why? With floor to ceiling windows and the afternoon/evening sun can hit hard. This apartment comprises of 4 split systems with central smart home controls to ensure you are comfortable throughout the year.GENERAL INFO- Three-bedroom plus ensuite apartment provides 96sqm of living and an 8sqm private balcony.- Smeg Appliances (induction cooktop, oven and dishwasher plus stone benchtops)- Intercom accessPARKING- Basement, 2nd floor, 2 car-parks + storage cageINVESTMENT/FINANCES- Currently tenanted for \$1000 per week / \$52000 per annum till mid Jan. Current tenants want to renew their contract.- Levies approx. \$5,000 per year- Can be bought with current furnishings + fixtures