

1611/49 Furzer Street, Phillip, ACT 2606



Unit For Sale

Thursday, 28 March 2024

1611/49 Furzer Street, Phillip, ACT 2606

Bedrooms: 3

Bathrooms: 2

Parkings: 3

Area: 131 m2

Type: Unit



Phil Smith
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\$1,195,000+

Apartment 1611 is a superb north facing penthouse sized 3-bedroom apartment situated in the W2 apartment complex. If you're looking for a home with a view, 1611 at W2 is going to get you excited. This is a one-off design and has been meticulously appointed. The location is fantastic with Westfield Woden, health services, transport networks and a variety of cafés and restaurants at your doorstep. With a move-in date slated for the middle of this year, this property fulfils all your wishes and more. Spanning over 136m² of living space, every centimetre is efficiently utilised, complemented by 3 private covered balconies. All living areas and bedrooms offer sweeping Northerly views from Woden towards Black Mountain, Canberra's Inner southern suburbs and to the city, truly a breath taking vista. The flexible living space caters to various arrangements, whether you prefer two lounge areas with dining adjacent to the kitchen or opt for a more formal dining setting, transforming one lounge into a beautiful formal dining room. Floor-to-ceiling windows adorn the main lounge room and all other spaces, allowing you to immerse yourself in the breath taking views, unwind with a book on a lazy Sunday afternoon, or entertain friends with pride before venturing out to experience the vibrant life of the Woden Town Centre. The plan for the master suite was redesigned to include a substantial walk-in-robe, creating the wardrobe space that is often lacking in apartment living and truly catering for that live in owner or executive rental market. This adds nicely to the size of the bedroom and has added wonderful shelf and hanging space in the walk-in robe. The main bedroom has a private balcony providing a sense of privacy from the other two bedrooms. The second generously proportioned bedroom features over 3.3m of built-in robe space and ample room for a king-size bed. Bedroom 3 is again generously sized and would be a versatile room, perhaps a home office, guests' room or great for a growing family. A conveniently located bathroom services these two bedrooms, situated away from the main living area. The well-appointed kitchen is a chef's dream, equipped with quality European appliances, stone bench tops and again facing the magnificent panoramic views - imagine preparing a gourmet meal while savouring your favourite wine and soaking in the scenery. This apartment has the added benefit of three allocated car spaces plus storage. Every aspect of this apartment has been meticulously designed to cater to the discerning homeowner seeking space, quality, prime location, and the ultimate apartment lifestyle experience.

Features:

- ASKO kitchen appliances
- Energy-efficient lighting
- Double-glazed windows and sliding doors
- Brushed chrome fittings
- Only 50m away from Westfield Shopping Centre
- 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
- 3 basement car space with secure storage cage

Essentials:

- EER: 6 stars
- Living size: 131m²
- Balcony: 21m²
- Strata levies: Approximately \$3410.47 p.a.
- Rental estimate: \$950 - \$1100 per week long term \$282 - \$321 per night short term