

**1704/15 Bowes Street, Phillip, ACT 2606**



**Apartment For Sale**

Thursday, 21 December 2023

1704/15 Bowes Street, Phillip, ACT 2606

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 2**

**Area: 90 m2**

**Type: Apartment**



Sean Rogers



Kate Bullock  
0473198025

## Auction

OFFERS PRIOR TO AUCTION WILL BE CONSIDERED VIEWING OPPORTUNITIES WILL BE AVAILABLE EARLY JANUARY 2024 PLEASE EMAIL THE AGENT FOR MORE DETAILS Positioned on the 17th Floor of the newly built Grand Central Towers, this spacious, luxurious, South East facing apartment offers approximately 90m<sup>2</sup> of living with uninterrupted views of the Woden Valley. The large open plan living space includes a well proportioned kitchen which includes island bench, stone bench top, SMEG appliances and amply cupboard space. The balcony also opens up from the living space for you to take entertaining outside, you will literally spend hours sitting and taking in the amazing views of the Woden Valley. The master bedroom is a good size and includes a luxurious ensuite and reverse cycle split system. The second bedroom is also a good size and has access to the South East balcony. Both bedrooms include built in wardrobes with mirrored doors. Other features include a reverse cycle split system in the lounge area, dryer, double glazed windows, induction cook top, dishwasher and two cars spaces just to name a few. The building facilities located on the 5th floor are also second to none and include an amazing infinity pool, BBQ facilities and a decent size gymnasium. Located smack bang in the middle of the Woden Town Centre, with the light rail soon to be at your doorstep, there is no doubting this location and apartment is something not to miss out on. Features:

- 17th Floor
- South East Facing
- Double Glazed Windows
- Master Bedroom with ensuite
- Second bedroom
- Main bathroom
- Spacious kitchen with stone bench tops
- SMEG Electric appliances
- Dishwasher
- Mirrored built in wardrobes
- Two reverse cycle split systems for heating and cooling
- European laundry with dryer
- Building and Hallway security cameras throughout

EER: 6.0 Living: 81 m<sup>2</sup> (approx..) Balcony: 9m<sup>2</sup> (approx..) Rates: \$400 pq (approx..) Strata: \$1,250 pq (approx..)