

1710/49 Furzer Street, Phillip, ACT 2606



Unit For Sale

Tuesday, 7 May 2024

1710/49 Furzer Street, Phillip, ACT 2606

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 96 m2

Type: Unit



Phil Smith
0451502105



Lauren Myles
0422635679

Offers over \$875,000

Taking in the beautiful North Easterly aspect this 3-bedroom apartment is sure to be popular. With the W2 complex now complete and settlement due to take place June/July, 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
- 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: 96m²
- Balcony: 8m²
- Rental estimate: \$800 - \$900 per week long term
- \$282 - \$321 per night short term
- Strata levies: Approximately \$3410.47 p.a.