

2212/15 Bowes Street, Phillip, ACT 2606

MARQ

Apartment For Sale

Friday, 3 May 2024

2212/15 Bowes Street, Phillip, ACT 2606

Bedrooms: 1

Bathrooms: 1

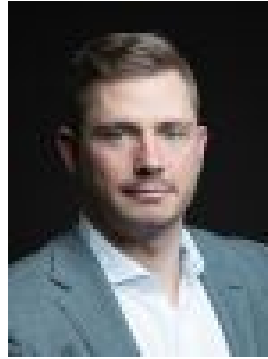
Parkings: 1

Area: 59 m2

Type: Apartment



Rachel Anasson
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\$418,000+

Set high on level 22 within the impressive 'Grand Central Towers' is this immaculately presented one-bedroom apartment. Ideally located within prime proximity to the major amenity of Woden Valley, this northern-facing property provides the complete package of luxury apartment living and lifestyle. Offering premium inclusions with a focus on functionality, this design captures the surroundings with full-height double-glazed windows inviting ample natural light and breathtaking views from every room. Enjoy resort-style living within a thriving community with access to the captivating infinity pool, private residence room for hosting large gatherings, well-equipped gym, and an outdoor space located on level 16 with stunning views across Woden Valley. Westfield Woden is on your doorstep along with a multitude of café and restaurants, weekend Farmers Markets, and the upgrade of Woden transport Interchange with light rail stage 2 links in design. This apartment is a perfect start, savvy investment, or downsize providing a convenient lifestyle in the heart of Woden Valley.

- Immaculately presented one-bedroom apartment located on level 22
- Premium kitchen with quality stone benchtops, SMEG appliances and dishwasher
- Functional floorplan with full-height double-glazed windows offering stunning views across Woden Valley
- Spacious Master Bedroom with built-in robes
- Covered balcony with access from both the living and master bedroom – a versatile option for indoor/outdoor entertaining
- Well-designed bathroom with Gareth Ashton fixtures and fittings
- European laundry with dryer
- Additional study nook upon entry – perfect for work-from-home
- Northeast aspect from the main living
- Reverse cycle split system to the main living
- One underground allocated car space and a lock-up storage cage
- Energy Efficiency Rating 6.0
- 51 sqm living, 8 sqm balcony
- NBN connected
- Currently utilised as AIR BNB with full books at approx. \$160 per night
- General rates: \$1,444.29 approx. per annum
- Land tax (if rented): \$1,639.93 approx. per annum
- Body corporate fees: \$3,038.88 approx. per annum

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