

**301/35 Furzer Street, Phillip, ACT 2606**



**Apartment For Sale**

Saturday, 13 April 2024

301/35 Furzer Street, Phillip, ACT 2606

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 2**

**Type: Apartment**



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**\$649,000**

This iconic 1970's Canberra building in the heart of Woden Town Centre has now been reimagined into one of Woden's coolest new apartment buildings, Alexander & Albemarle. This spectacular warehouse-style 2 bedroom ensuite apartment showcases a chic industrial look. Dark engineered timber floors, soaring high concrete soffit ceilings, full height double glazed windows and an open plan kitchen with an exposed brick feature wall all merge together to create a funky New York loft vibe. Sliding doors from the living space open out onto a generous balcony to extend your living area out to the fresh air. Both well-sized bedrooms have the convenience of built in robes with the main bedroom having the luxury of its own ensuite. Both the ensuite and bathroom feature terrazzo floor, large showers, retro mirrored vanity cupboards and wall sconce lighting. Reverse cycle air conditioning provides year-round comfort and lift access takes you up to your level 3 location. The complex has a swimming pool and BBQ entertaining area, perfect for enjoying the warmer weather to come. Located just a short walk from Woden Plaza, the bus interchange and numerous lifestyle amenities, your new perfect urban lifestyle awaits you. Features of the property include:

- 2 bedroom apartment
- Ensuite to the main bedroom
- Reverse cycle air conditioning
- Chic open plan kitchen with dishwasher & fridge
- Large open plan living space with extra high ceiling
- Engineered timber floors to the living area
- Dryer and washing machine
- Balcony
- Located on Level 3 with lift access
- 2 car spaces (tandem)
- The complex has a swimming pool and BBQ entertaining areas

EER: 6 Built: 2020  
General Rates: \$1,659 approx pa  
Land Tax: \$1,999 approx pa  
Strata Levies: \$4,305 approx pa  
Residence: 80sqm  
Balcony: 9sqm  
Carspace (tandem): 28sqm  
Storage: 1.5sqm

Disclaimer: All information regarding this property is from sources we believe to be accurate, however we cannot guarantee its accuracy. Interested persons should make and rely on their own enquiries in relation to inclusions, figures, measurements, dimensions, layout, furniture and descriptions.