

301/45 Furzer Street, Phillip, ACT 2606

home by holly

## Apartment For Sale

Friday, 26 April 2024

301/45 Furzer Street, Phillip, ACT 2606

Bedrooms: 2

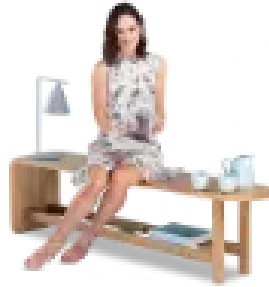
Bathrooms: 2

Parkings: 2

Type: Apartment



Sally Strang + Ash Costello  
0491850701



Ash Costello  
0491850701

**\$649,000+**

The time has come for reinvention. A new way of looking at things, rejuvenation of special places, repurposing of treasures and renewed enthusiasm for our lifestyles - now staying close to home. And what better place to do this than in beautiful 301/45 Furzer Street - a peaceful haven of style, luxury and comfort just a few steps away from the bustling Town Centre. The lucky buyers of this stunning apartment will be purchasing a bespoke home thoughtfully crafted by owners passionate about interior design, superior inclusions and fabulous upgrades including ducted reverse cycle air conditioning, a custom built entertainment unit, Smeg pyrolytic oven, induction cooktop and more. One of the best two bedroom designs in the complex, the floorplan is outstanding with its corner aspect allowing for windows on two sides of the apartment and generously sized bedrooms and bathrooms offering maximum comfort and privacy. Paying homage to its industrial beginnings, the warehouse-style living area features soaring concrete ceilings and exposed pipework complemented beautifully by blond timber floorboards and soothing shades of white on the walls, bench tops and cupboard doors. The stamp of its interior architect owner is plain to see. Taking full advantage of the northerly aspect, expansive windows in the living area and main bedroom allow sunshine and warmth to stream in. Immaculately presented, the apartment strikes a balance between the practical and the aesthetically beautiful, an efficient footprint integrating functionality within the context of modern living. Originally built in the mid-1960s by the Commonwealth, the Alexander and Albemarle towers are located in one of the most coveted positions in the precinct. The smaller annexes between the buildings are being activated by a new retail and commercial thoroughfare including a popular gym, topped by the curated rooftop pool and garden space for residents. Just a stroll away from shops, offices, restaurants and cafes and a few minutes drive to Woden Valley Hospital, the home is the perfect choice for both discerning owner occupiers and astute investors.

features Warehouse style two bedroom, two bathroom apartment Multiple upgrades from initial design including re-configuration of floorplan to maximise privacy and comfort North facing, open plan kitchen and living space Kitchen with stone benchtops, Smeg induction cooktop, pyrolytic oven and dishwasher Master bedroom with ensuite Balcony overlooking rooftop pool and garden space Double glazed throughout Ducted reverse cycle heating and cooling 8kg Fisher and Paykal washing machine and condenser dryer Two secure carparks (tandem) + two secure storage cages Visitors car parking Communal rooftop outdoor space with landscaped gardens, pool and barbecues Sought after central Woden Town Centre location Architect - Cox Architecture EER: 6. living size: 80m<sup>2</sup> + 9m<sup>2</sup> balcony (approx.). rates: \$417 pq (approx.). land tax: \$1,745 annual (approx.). body corporate: \$1099.70 pq (approx.)