

**507/35 Furzer Street, Phillip, ACT 2606**



**Sold Unit**

Monday, 14 August 2023

507/35 Furzer Street, Phillip, ACT 2606

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Area: 66 m2**

**Type: Unit**



Jeremy Grobben  
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**\$498,000**

A unique industrial style fit out featuring exposed brick, high concrete ceilings and exposed pipework, this stylish apartment has warmth and character unlike other modern builds. Engineered timber floorboards in the living areas and carpet to the bedroom adds to that feel. Enjoy time on the balcony and capture the calm activity below, with all the conveniences of Woden only a short stroll away. If you're out to make your next home something special, then your search ends here. The revitalised Woden town centre is a vibrant entertainment and residential precinct, offering the convenience of new infrastructure such as bus interchange and Canberra Institute of Technology (under construction). Close by are several Government Departments including the Department of Health and Department of Social Services, with no shortage of prospective tenants for those looking to invest. Only a short stroll to Woden Plaza Shopping Centre and the new evening hot spots such as The Alby and Fenway, whilst Eighty-Six South (one of Canberra's best restaurants) is just on your doorstep. The history of the A&A development is most unique, and possibly the best repurposing of any building to ever be completed in the ACT. Envisioned by the highly regarded Doma Group and built by arguably Canberra's best builder BLOC. The original building was built in the mid 1960's and used as Government Offices, the buildings long sat dormant but have undergone a rebirth into these stunning warehouse style residential homes. This home would be ideal for an individual or couple looking to be positioned in the heart of Woden and who appreciates the unique features this home offers. The Perks: • Distinctive, industrial-style one bedroom apartment • High ceilings • Spacious floorplan • Well-appointed kitchen • Outdoor pool and BBQ in the complex • Fantastic location next to several Government Departments and close to local shops, restaurants and bars The Numbers (all approx.): • Body corporate: \$755 p.q • General rates: \$380 p.q • Land tax (if let): \$665 p.q • Water & Sewage: \$175 p.q