

609/6 Furzer Street, Phillip, ACT 2606



Apartment For Sale

Thursday, 6 June 2024

609/6 Furzer Street, Phillip, ACT 2606

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Type: Apartment



Happy Singh
1300558121



Kammy Singh
0424362426

By Negotiation

Hawk Real Estate proudly presenting this beautiful apartment on 6th floor. This apartment, featuring one bedroom and one bathroom, includes a secure parking space in the basement and provides all the essentials for urban living in the renewed Woden centre. It's an excellent choice for first-time buyers, those looking to downsize, or investors aiming to secure property in the Woden CBD. Situated in the nearly sold-out 'WOVA' development, this apartment is conveniently close to more than 10,000 government jobs. Key features of this thoughtfully designed 62m² apartment include a practical kitchen with Smeg appliances, reverse cycle air conditioning, and double-glazed windows and sliding doors leading to a north-facing balcony. The apartment also offers ample storage and a spacious bedroom large enough to accommodate a desk. This resort-style CBD living development boasts unparalleled amenities, including an indoor lap pool, a fitness studio/gym, workspace areas, a residents' cinema, and communal dining spaces. If you're looking to invest, downsize or simply purchase your first home, this 1-bedroom apartment in the heart of Woden may well be the ideal property for you!

Features Includes:

- North orientation
- Full height bathroom and ensuite tiling
- 54m² of living space
- 8m² of balcony space
- EER of 6 stars*
- Located on level 6 of 12
- Secure basement car parking
- Stunning contrasting colour scheme
- Energy efficient LED lighting throughout
- Reverse cycle air-conditioning
- Stone benchtops
- Double glazed windows
- Dryer included in European laundry

Location:

- 10 minute drive to Canberra City Centre
- 14 minute drive to Canberra Airport
- 8 minute drive to Lake Burley Griffin
- 6 minute drive to the Canberra Hospital
- 5 minute walk to Westfield Woden
- 2 minute walk to Phillip swimming and ice skating centre and Phillip oval
- 2 minute walk to the proposed stage 2 light rail

Rates: \$1,498.47 approx. per annum* Body Corporate Fees: \$2,082.90 approx. per annum* Land Tax: \$1,589.02 approx. per annum (Investor Only)

DISCLAIMER: All stated dimensions are approximate only. Particulars given are for general information only and do not constitute any representation on the part of the vendor or agent. Every care has been taken to verify the accuracy of the details in this advertisement, however, we cannot guarantee its correctness. Prospective purchasers are requested to take such action as is necessary to satisfy themselves with any pertinent matters.