

**625/15 Bowes Street, Phillip, ACT 2606**



**Sold Unit**

Monday, 30 October 2023

625/15 Bowes Street, Phillip, ACT 2606

**Bedrooms: 1**

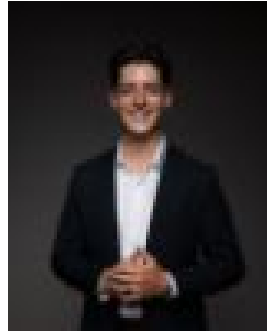
**Bathrooms: 1**

**Parkings: 1**

**Type: Unit**



Eva Bono  
0415668718



Ben Bailey  
0415849236

**\$412,500**

What you see: A spacious apartment in one of Woden's best placed developments, Grand Central Towers which offers a lifestyle of undeniable convenience and sophistication. What we see: A location like no other. See more: Spacious apartment on Level 6 of Grand Central Towers North/East aspect Views over the pool and black mountain Modern open plan design Stylish kitchen with stone benchtops Soft close cabinetry & ample storage SMEG appliances Spacious bedroom with built in robes Stylish bathroom with quality fittings European laundry with dryer included Reverse cycle split system to main living area Double glazed floor to ceiling windows Intercom access Secure basement car park with storage Tranquil rooftop retreat with reflection pond, resident infinity pool, gym, dining room, lounge and library, car wash and bike workshop Westfield, Interchange and Government Offices within minutes walk Rental Yield of over 6% Living: 51m<sup>2</sup> Balcony: 8m<sup>2</sup> Total: 59m<sup>2</sup> EER: 6.0 Strata: \$760 per quarter Rates: \$1,496 per annum Land Tax: \$1,753 per annum (only applicable if rented) Currently leased at \$500 per week until 22 January 2024 Disclaimer: The above figures are approximate only. The material and information contained within this marketing is for general information purposes only. HIVE Property does not accept responsibility and disclaim all liabilities regarding any errors or inaccuracies contained herein. You should not rely upon this material as a basis for making any formal decisions. We recommend all interested parties to make further enquiries.