

**706/15 Bowes Street, Phillip, ACT, 2606**

**Sold Unit**

Friday, 20 January 2023



THE  
PROPERTY  
COLLECTIVE

706/15 Bowes Street, Phillip, ACT, 2606

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 2**

**Type: Unit**



Obi Shadmaan  
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## Wake Up to Great Views and Lifestyle to Match

This beautiful north-east facing apartment offers an exciting lifestyle with unrivalled amenities in the heart of Woden.

The floorplan is functional and well designed, offering two separate spaces to entertain and relax. The kitchen is equipped with Smeg appliances, reconstituted stone benchtops and ample bench and pantry space, all overlooking the sun-drenched balcony. No expense has been spared with the inclusions of this stand-out apartment, and this is obvious from the moment you arrive.

For the accommodation you have two large bedrooms, the main bedroom complete with its own ensuite and floor to ceiling windows looking out to Telstra tower and the second bedroom is segregated and serviced by the main bathroom. Furthermore, a European laundry ensures space has not been compromised, with additional features including double glazing, LED lighting throughout and an audio intercom system for visitors.

A true vertical community, the development has resort style facilities including infinity pool high above the street level, private residences club where large private gatherings can be hosted, fully equipped gym & an out-door function area on level 16 capturing views of the Woden Valley. With a vibrant selection of bars, café's, restaurants, retail & the Woden junction of the Light Rail Stage 2 all at your doorstep, this is a highly convenient location.

### The Perks:

- Spacious northeast facing two-bedroom apartment
- Unique floorplan with separate dining and lounge
- Main bedroom with breathtaking views of Telstra Tower
- Modern kitchen with ample storage and bench space,
- 20mm reconstituted stone benchtops and feature pendant lighting
- Smeg dishwasher, oven, ceramic cooktop and rangehood
- Main bedroom with mirrored built-in robes and ensuite
- Second bedroom with mirrored built-in robes
- Floor to ceiling tiles to ensuite and bathroom
- Block out roller blinds
- European laundry with dryer included
- Large linen cupboard
- Covered balcony with views
- Double glazing
- Split reverse cycle air conditioning
- Two secure parking spaces
- Lockable storage cage
- LED lighting
- Visitor access via audio intercom system
- Walking distance to Westfield Woden and Woden Town Centre where you have everything you need.
- Located directly beside the bus interchange and the future light rail stop

### The Numbers:

- Tower A, Level 7
- Living area: 85m<sup>2</sup>
- Balcony area: 8m<sup>2</sup>
- Total size: 93m<sup>2</sup>
- Body Corporate Levies \$920.81 p.q
- Rates \$353 p.q
- Rental estimate: \$630 - \$650 p.w
- Build: 2021

- EER: 6 Star

COVID-19 Update: We ask that people maintain social distancing at our open for inspections where possible.

Explaining the private treaty process:

- To ensure a fair & equitable process, all offers are confidential. This gives our buyers peace of mind that we will not disclose an offer to another buyer in an attempt to force that buyer's intent. For guidance on when offers close and how best to submit an offer, please contact the agent directly.