

**708/45 Furzer Street, Phillip, ACT 2606**



**Apartment For Sale**

Tuesday, 14 May 2024

708/45 Furzer Street, Phillip, ACT 2606

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**



Bill Lyrstakis  
0262951600

**\$550,000**

This industrial office building turned residential apartment is located a short walk from the Woden shopping precinct, Government offices, bus interchange and fantastic restaurants and cafes. With high ceilings this is truly luxe living. Walking in you are greeted by an open plan living and kitchen area with generous built in storage cabinets. Many design options can be made due to the position of the kitchen lining one wall. The real exposed red brick walls is a design feature that highlights the building's history and a design feature in itself. The balcony offers views of Mount Taylor district views with the unit being warmed by the afternoon sun. Through to the large bedroom that can easily house a king bed and furniture storage options plenty of space is left over. The bedroom also features windows along one whole wall and a generous built in wardrobe. Opposite is the bathroom with a clean aesthetic and fully enclosed laundry room. The tenants have a fixed term lease until end of August 2024. Highlights Internal 61m<sup>2</sup> Afternoon sun Generous bedroom Separate laundry room Fisher and Paykel dishwasher Smeg induction cooktop Smeg oven Built in storage Large floor to ceiling windows High ceilings Outdoor pool and BBQ area Strata: \$870 approx. per quarter Rates: \$400 approx. per quarter EER 6