

# 709/49 Furzer Street, Phillip, ACT 2606



## Unit For Sale

Sunday, 10 December 2023

709/49 Furzer Street, Phillip, ACT 2606

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Unit**



Billy Chen  
0435577979



Justin Kavanagh  
0421547798

## Offers over \$530,000

Nestled in the central hub of Woden, find the amazing W2 which will soon become the heart to an already lively community in Q2 of 2024. This stylish 2-bedroom, 1-bathroom apartment with an east-facing orientation is situated on the corner of 7th floor. It boasts modern, high-quality features such as timber laminate flooring in the expansive open-plan living area, carpeting in the bedrooms, built-in wardrobes, double-glazed windows and sliding doors, and split reverse-cycle air conditioning. Upon entering you will find a thoughtfully designed kitchen with Scandinavian- ASKO oven and induction cooktop and integrated dishwasher. With a microwave nook, mirrored splashback, and reconstituted stone benchtops with a kitchen bar, you will never want to eat out again. The bathroom has full-height tiles, brushed chrome fittings, a mirrored shaving cabinet, and an attractive wall-hung vanity with an integrated basin. The heart of Woden is beckoning, wake up every day to the hustle and bustle of city life right at your doorstep. Essentials: • 75m<sup>2</sup> internal living • 8m<sup>2</sup> balcony • EER 6 • Rental estimate \$510-\$540 per week • Strata levies: \$2820 p.a (approx.) • East facing • Level 7 Features: • Timber laminate flooring • ASKO appliances • Energy efficient light fittings • Double glazed windows and sliding doors • Brushed chrome fittings • Stone benchtop • Wall hung vanity