

**73/15 Bowman Street, Macquarie, ACT 2614**



**Unit For Sale**

Thursday, 11 April 2024

73/15 Bowman Street, Macquarie, ACT 2614

**Bedrooms: 2**

**Bathrooms: 2**

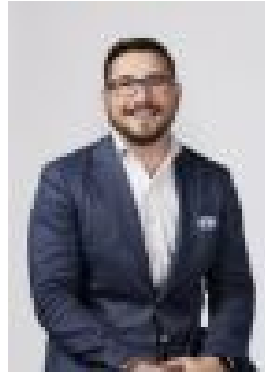
**Parkings: 1**

**Area: 60 m2**

**Type: Unit**



James Elbas  
0423715124



Eoin Ryan-Hicks  
0424042419

**\$550,000**

Step into style with this sleek, two-bedroom, two-bathroom apartment, a prime investment opportunity awaiting savvy buyers. Perfect for first home buyers, downsizers, and investors alike, life at Banksii is all about convenience and indulgence. Situated across the road from Jamison Plaza, the myriad of food, shopping, and social options make everyday life a breeze. Spacious and inviting, the living area welcomes you with floating timber floors, creating a warm and stylish ambiance. Slide open glass stacking doors extend to the expansive balcony, providing ample space for outdoor entertaining or simply soaking in the views. This generous balcony not only enhances your living space but also offers excellent potential for rental appeal, attracting tenants seeking outdoor relaxation and entertainment options. The modern kitchen boasts sleek cabinets, a stone bench-top, and quality stainless steel appliances, catering to both functional needs and aesthetic desires. The master bedroom exudes comfort and practicality with its built-in robe, while the designer bathroom elevates your daily routine with a luxurious rain shower and gleaming floor-to-ceiling tiles. The location is unbeatable, with cafes, supermarkets, and the popular Ricardo's Cafe just a stroll away. The adjacent Southern Cross Club provides convenient options for drinks and entertainment, enhancing the vibrant lifestyle offerings of the area. Furthermore, this apartment promises excellent rental income potential, appealing to investors seeking a lucrative opportunity in the thriving property market. Currently rented for \$600 per week by a wonderful house-proud tenant. This is as much of a brilliant investment opportunity as it is a great place to call home. With easy access to town centers, public transport, and nature, this apartment offers the perfect blend of modern living and urban convenience. Don't miss your chance to invest in this apartment and secure a lucrative rental income stream in a highly sought-after location.

**Features**

- Spacious 2-bedroom, 2 bathroom apartment
- Positioned on the top floor of Banksii complex with stunning rooftop terrace
- Open plan living and dining space with floating timber floors
- Designer kitchen with sleek cabinetry, stone bench tops and stainless steel oven, dishwasher and electric cooktop
- Practical European laundry
- 2 modern ensuite with rain shower and floor to ceiling tiles
- Split system heating and cooling to living and bedroom
- Double glazed windows
- Secure basement parking for 1 car with storage cage and lift access
- A few steps to local shops, restaurants and entertainment

**Rates:** \$1,761.42 pa approx  
**Land Tax:** \$2,155.39 pa approx  
**Body Corporate:** \$962.82 pq approx  
**EER:** 5.5

All information contained herein is gathered from sources we consider to be reliable. However, we cannot guarantee or give any warranty about the information provided. Interested parties must solely rely on their own enquiries.