

901/15 Bowes Street, Phillip, ACT 2606



Sold Apartment

Sunday, 13 August 2023

901/15 Bowes Street, Phillip, ACT 2606

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Area: 52 m2

Type: Apartment

\$415,000

Location here is fantastic being in the Central Woden Town Centre, a short walk to the Alby, Cafes and Westfield and the future tram just below. The future for Woden is coming and people are getting excited. Space has been utilised with a wide galley kitchen as you walk in. With SMEG appliances and stone benchtops. Light is abundant here double-glazed floor to ceiling glass streams in tonnes of natural light and provides an amazing view with lovely sheers to soften the light and provide privacy. The bedroom has mirrored built-in robes and is spacious. The bathroom offering stone-finishes with large shower. Spill outside to a undercover balcony for your morning coffee looking over the pool. You will feel like you're in a resort. Laundry is integrated with linen shelf and entry nook for your belongings from a busy day. Secure carpark and storage cage along with RFID Entry gives peace of mind. The seller is prepared to negotiate furniture as part of the sale, making the move that much easier. The future of Woden is growing at a fast rate and with the future looking bright, and Grand Central Towers may be the place for your first home or investment cause the options are endless here.

Property Features

- A rental estimate return of \$450 - \$470 per week
- Wide Gallery Kitchen
- Stone top benches
- SMEG Appliances
- Integrated Laundry with linen space
- Stone top bathroom with large shower
- Car park with storage cage
- Floor to Ceiling Windows with Sheer curtains
- 2-way entry covered balcony
- Rooftop entertaining area, infinity pool, Gym, Bar/Dining space, Lounge and more.
- Close to bus stops and future tram line
- Westfield Woden a short stroll away including eateries such as the Alby, eightysix south, Grease Monkey and Hoyts just to name a few.
- Hellenic Club and the local footy fields can be seen from your apartment.

Property Numbers Build Year: 2020 Rates: \$374.80 approx. Per qtr. Land Tax: \$415.69 approx. Per qtr. (for investors only) Rental Estimate: \$450 - 470 per week