

**913/15 Bowes Street, Phillip, ACT 2606**

**MY MORRIS**

## **Apartment For Sale**

Friday, 19 April 2024

913/15 Bowes Street, Phillip, ACT 2606

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 2**

**Area: 77 m2**

**Type: Apartment**



Sandy Morris

0420380895

**\$590,000+**

This spacious and light filled two-bedroom two-bathroom apartment is a delight to inspect. Positioned on the 9th floor of Grand Central Towers you have Westfield Woden on your doorstep and the new CIT building coming soon. You have magical views in both directions; from the balcony you look straight to Mt Taylor and from the living area you overlook the inground pool with a clear view of Telstra Tower in the distance. The presentation of this apartment is beautiful and the current owners have been meticulous in making sure it presents as new. The bedrooms are segregated, the main with sliding glass built in robes and ensuite and the second bedroom, also with robes is located just across from the guest bathroom. The kitchen is well equipped with stainless steel Smeg appliances, stone benchtops, large fridge space and views of Mt Taylor and Telstra Tower through the floor to ceiling glass in both directions. The amenities in this building are fabulous; in addition to the inground Infinity pool there is a communal rooftop bbq area, gym, function room and to the front of the complex there is a barber, laundromat and take away. Take the simple life with everything at your doorstep and come and inspect this lovely apartment. My features include: Two bedroom two bathroom apartment with double car accommodation. Located on the 9th floor of Grand Central Towers with Westfield Woden and the new CIT at your doorstep. Lovely views of Mt Taylor and Telstra Tower from every room in the apartment. Segregated bedrooms with built in robes. Stone benchtops and Smeg appliances to the kitchen. Wall mounted vanities and large shower alcoves to both bathrooms. Split system heating/cooling units. Double glazed floor to ceiling windows ensuring beautiful natural light. European laundry with dryer. Lockable storage area in the basement. Infinity swimming pool. Function and cocktail lounge. Gym and rooftop entertaining area. Barber, laundromat and takeaway at the entrance to the building. My Sales Specifics: Rental estimate: \$640 - \$660 p/w (approx.) Living size: 76.8m<sup>2</sup> (approx.) Year built: 2021 (approx.) EER: 6 Body Corp: \$1260 pq (approx.) Disclaimer My Morris make all efforts to provide correct information on this listing. We cannot accept responsibility and disclaim all liabilities in regards to any errors contained in this advertisement. All parties must inspect and rely on their own investigations to validate the information provided.