

1109/15 Bowes Street, Phillip, ACT 2606



Apartment For Sale

Wednesday, 10 July 2024

1109/15 Bowes Street, Phillip, ACT 2606

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Type: Apartment



Nicolas Lecointe

0414357605

\$569,900

Imagine waking up to unobstructed, breathtaking views every morning. Welcome to your dream home on the 11th floor of Grand Central Towers, where luxury meets convenience in the heart of Woden. This stunning two-bedroom, two-bathroom apartment offers a unique living experience with its uninterrupted views that will not be blocked by future developments. Perfectly positioned to capture the essence of urban living with a touch of nature's tranquillity, this home is a sanctuary above the city. Nestled in the vibrant heart of Woden, everything you need is at your fingertips. Enjoy the convenience of being just steps away from Westfield Woden, Canberra Hospital, CIT School, and excellent public transportation. Discover a world of dining, shopping, and entertainment options right outside your door. Step inside to find an elegant open-plan living and dining area, flooded with natural light from floor-to-ceiling double-glazed windows. The modern kitchen is a chef's delight, featuring premium SMEG appliances, sleek stone benchtops, and intelligent storage solutions, making it perfect for both casual meals and gourmet cooking. Retreat to the spacious master bedroom with a luxurious ensuite, while the second bedroom offers ample storage with built-in robes and is serviced by a stylish main bathroom. This apartment also includes a secure, undercover car park for your convenience. At Grand Central Towers, enjoy an array of exclusive amenities designed to elevate your lifestyle. Unwind in the stunning swimming pool, stay fit in the fully equipped gym, entertain friends and family in the resident lounge and grand dining area in the 16th floor for big parties and a free barbecue area amidst beautifully landscaped gardens. These exceptional facilities make it easy to balance work, rest, and play. Astonishing, uninterrupted views, prime location near Westfield Woden, the future light rail terminus at the doorstep, Canberra Hospital, and CIT School, spacious open-plan living and dining area, designer kitchen with stone benchtops and SMEG appliances, two generously sized bedrooms with built-in robes, two modern bathrooms with high-quality fittings, secure undercover car park, double-glazed windows for comfort and energy efficiency, access to a pool, gym, barbecue area, and communal gardens. This is a rare opportunity for investors and first-home buyers to secure a unique property in a sought-after location. Don't let this chance slip away! Owner's favorite: Our unit is close to everything and we love the beautiful views in our balcony and in both rooms. Features include:- Astonishing views- Prime location near Westfield Woden, Canberra Hospital, and CIT School- Future light rail stop at the doorstep- Spacious open-plan living and dining area- Designer kitchen with stone benchtops and SMEG appliances- Two generously sized bedrooms with built-in robes- Two modern bathrooms with high-quality fittings- Secure undercover car park- Double-glazed windows for comfort and energy efficiency- Access to a pool, gym, barbecue area, and communal gardens- Resident lounge and grand dining area in the complex to receive guests- LED downlights throughout- Soft-close drawers and intelligent storage solutions- Reverse cycle air conditioning for year-round comfort- European laundry with dryer included- Covered balcony perfect for entertaining and relaxation Particulars (all approx.): - Living Area Size: 75m²- Balcony Size: 8m²- Total: 83m² - Body Corporate: \$1,403.38 p.q.- Rates: \$1,668.52 p.a.- Land Tax (for investment only): \$2,007.82 p.a. - EER: 6.0- 11th Level- Rental estimate: \$590 to \$630 p.w.- Year Built: 2021