

**1112/49 Furzer Street, Phillip, ACT, 2606**

**VERV**

**Apartment For Sale**

Thursday, 10 October 2024

1112/49 Furzer Street, Phillip, ACT, 2606

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**

## Embrace the Lifestyle You've Always Dreamed of in the Heart of Woden!

Step into this stunning contemporary one-bedroom apartment, where open-plan living meets modern elegance and design, it's the perfect sanctuary for those seeking a vibrant urban lifestyle.

You'll love the open plan living and dining area is bathed in natural light from the double-glazed windows and sliding doors, creating an inviting atmosphere for relaxation or entertaining. Enjoy the feel of hybrid flooring with a rich timber texture in the living spaces and the warmth of carpet in the bedroom.

The gourmet kitchen will channel your inner chef, with top-of-the-line Scandinavian ASKO appliances, a striking reconstituted stone island bench with a breakfast bar, and a dedicated microwave nook. The mirrored splash back and sleek benchtop elevate your culinary experience.

Unwind in the spacious bedroom featuring built-in robes and direct access to your own private balcony, perfect for morning coffees or an evening of cheese and wine.

Indulge in a beautifully designed bathroom with full-height tiles, a luxurious brush chrome fixed and handheld shower, a stylish mirrored shaving cabinet, and a modern wall-hung vanity with an integrated basin.

Experience the ultimate convenience with a tandem carpark available for your guests within the complex.

Features include:

- Two car spaces (tandem)
  - Reverse cycle heating and cooling
  - NBN ready
  - Energy-efficient LED lighting
  - North facing
  - Located on the 11th floor
  - ASKO kitchen appliances
  - Double sink
  - Brushed chrome fittings
  - Soft closing drawers
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- EER: 6.0 Stars
  - Construction: 2024
  - Living: 53 m<sup>2</sup> approx.
  - Balcony: 8 m<sup>2</sup> approx.
  - Rates: \$411.17 per quarter approx.
  - Body Corporate: \$544.35 per quarter approx.
  - Land Tax: \$2,000.19 per annum approx. (only paid if an investor)

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