

**1224/15 Bowes Street, Phillip, ACT, 2606**

ARCHER

## Apartment For Sale

Wednesday, 7 August 2024

1224/15 Bowes Street, Phillip, ACT, 2606

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**



Alex Wang

## Spacious 1 bedroom + study home in the Heart of Vibrant Woden - Ready for Move in!

Nestled perfectly within the Grand Central building, this stunning home offers unparalleled lifestyle and convenience. A short stroll takes you to Westfield Woden, Canberra Hospital, CIT School, excellent public transportation options, and the bustling Woden Town Centre, with its diverse range of shops, restaurants, and vibrant nightlife right at your doorstep.

Perched on the 12th floor, this sun-drenched apartment boasts breathtaking views of the iconic Black Mountain and Telstra Tower. The well-designed floor plan features spacious, open-plan living and dining areas with floor-to-ceiling double-glazed windows and sliding doors leading to a generously sized balcony overlooking the beautiful mountains. The spacious bedroom also provides private access to the balcony, offering the same stunning views.

The study room is perfect for working from home, featuring a built-in robe for extra storage.

The New York-style open-plan kitchen is appointed with top-of-the-line SMEG appliances, intelligent space-saving storage, and elegant finishes throughout.

The complex offers an array of fantastic amenities, including a stunning swimming pool, BBQ facility, a fully equipped gym, a residents' lounge, a bar lounge, and a Sky garden.

This home is a rare opportunity for downsizers, first-time home buyers, and investors. Contact us for more information and to schedule your appointment today!

### Features:

- Beautiful view to the Telstra Tower and Black Mountain
- Bright with natural sun lights
- Floor to ceiling double glaze windows and sliding doors
- Open plan living and dining area
- Study room perfect for working from home
- Stone bench top
- Smeg appliances
- LED Down-light
- Push door and soft close draws
- Built-in Robe in bedroom
- R/C Air conditioner
- Swimming pool, gym, resident lounge, BBQ, Sky Garden
- Ultra-convenient location near Westfield Woden, Canberra Hospital, CIT School and public transportation

Particulars (all approx.)

Year Built: 2021

Living Size: 58 m<sup>2</sup> + Balcony Size: 8 m<sup>2</sup>

Total: 64 m<sup>2</sup>

Body Coperate : \$897 per quarter

Rental Estimate: \$/week

EER: 6.0

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