

**1501/49 Furzer Street, Phillip, ACT, 2606**



**Apartment For Sale**

Friday, 18 October 2024

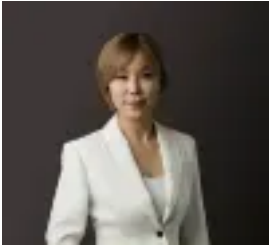
1501/49 Furzer Street, Phillip, ACT, 2606

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**



Luna Moon  
0411017840

## Exceptional Modern Living in Prime Location

Currently rented at \$470 per week until 13/08/2025, making it suitable for both investors and first-home buyers.

Welcome to this contemporary one-bedroom apartment, thoughtfully crafted for stylish and flexible living. Situated on the 15th floor, it boasts a spacious living area with hybrid flooring that offers a chic timber finish.

The kitchen is equipped with premium Scandinavian ASKO appliances, including an oven, induction cooktop, integrated dishwasher, and a designated microwave nook. It also features a mirrored splashback and a sleek reconstituted stone benchtop.

The cozy bedroom is carpeted, includes a built-in wardrobe, and offers access to a private balcony through double-glazed sliding doors.

The bathroom features full-height tiles, a fixed and handheld shower, a mirrored shaving cabinet, and a wall-hung vanity with an integrated basin.

Residents also enjoy access to an exclusive outdoor entertaining area on the 5th floor, complete with seating and beautifully landscaped flower beds.

For added convenience, the apartment includes a secure car space and a storage unit.

This apartment seamlessly blends modern design with practical amenities in a prime location. Contact us today to schedule a viewing and discover the exceptional lifestyle this property offers.

### Features:

- North-East Facing
- ASKO kitchen appliances
- Engineered timber flooring, carpeted bedroom
- Double-glazed windows and sliding doors
- Floor-to-ceiling bathroom tiles
- Large dual shower heads and semi-frameless screen
- NBN FTTP ready
- High-quality construction
- Adjacent to Westfield Woden, Coles, and Woolworths
- Restricted resident parking
- 40mm Island bench-top
- Car space and storage cage in the basement
- Video intercom

### Location:

- 1 mins walk to Woden Westfield Shopping Centre
- 4 mins walk to Bradley Street Dining precinct
- 1 mins walk to CIT Woden NEW campus ( under construction )
- 3 mins walk to Woden Interchange
- 5 mins walk to Hellenic Club of Canberra
- 5 mins drive to Canberra Hospital

- 13 mins drive to ANU
- 18 mins drive to Canberra Airport

Property Numbers: (approx.)

- Internal area: 55 m<sup>2</sup>
- Balcony area: 8 m<sup>2</sup>
- Total Living area: 63m<sup>2</sup>
- EER: 6
- Rent: \$470 per week until 13/08/2024
- Built: 2024