

**1702/49 Furzer Street, Phillip, ACT, 2606**

**Apartment For Sale**

Thursday, 19 September 2024

**Canberry.**

*Live Where You Love*

1702/49 Furzer Street, Phillip, ACT, 2606

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**



Curtis Dong  
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Shan Gao  
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## Brand new apartment with panoramic views

### What you will love...

Positioned at the heart of Woden, minutes drive to the city centre, and walking distance to the bus interchange and proposed light rail station, W2 features light-filled living space, high ceilings and high-end finishes, complemented practicalities of double glazing and abundant storage. With numerous cafes, bars and restaurants offers the best of city living right at your front door. It's this combination of work and play, leisure and sophistication that helps the complex create a remarkable opportunity for professionals and young families to enjoy their lives.

Perched on the 17th floor with panoramic views, this 1 bedroom apartment will give you the privacy you are looking for. A full-sized designer kitchen features high quality ASKO appliances including induction cooktop, oven and integrated dishwasher. The island bench comes with breakfast bar leads to the light filled open plan living and dining area. The spacious bedroom offers with built-in robes and balcony access. With the additional space provided from the balcony you can enjoy the spectacular 180 degree views across whole Canberra. The modern bathroom features custom joinery with shaving cupboard and in-floor heating, adding a touch of luxury to your daily routine.

This apartment is sure to appeal to discerning owner occupiers & investors and who are looking for quality design and an exceptional location, who would like easy access to a cosmopolitan lifestyle without living right in amongst the action.

Be sure to inspect.

### At a glance...

- Brand New 1-bedroom apartment
- Perched on the 17th floor with panoramic views
- Open-plan living & dining and kitchen
- 40mm kitchen stone benchtops with breakfast bar
- Quality ASKO appliances, including induction cooktop, oven and integrated dishwasher
- Soft-close drawers and cupboards
- Master bedroom with built-in robes and balcony access?
- Bathrooms featuring custom joinery with shaving cupboard
- In-floor heating in bathroom
- Engineered Timber Flooring to living area
- Double-glazed windows with new window treatment
- Split system air conditioner
- Secured parking space with storage cage

### Love The Location...

- Westfield Woden at your doorstep
- Within 5 minutes' walk to the proposed light rail station
- Within 5 minutes' walk to the Bus Interchange
- Within 12 minutes' walk to the Canberra College
- Within 14 minutes' walk to the Eddison Park
- Within 11 minutes' drive to the Canberra CBD

### Property details...

Living: 54m<sup>2</sup> (approx.)

Balcony: 8m<sup>2</sup> (approx.)

Year Built: 2024

EER: 6.0

Rates: \$413 p.q. (approx.)

Land Tax: \$503 p.q. (approx. Investors only)

Body Corporate: \$549.1 p.q. (approx. both administration and sinking fund included)

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