

2101/2 Furzer Street, Phillip, ACT, 2606

THE AGENCY

Apartment For Sale

Wednesday, 23 October 2024

2101/2 Furzer Street, Phillip, ACT, 2606

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Type: Apartment

Prime Investment in the Heart of Woden

Presenting an outstanding investment opportunity on the 21st floor at Wova this recently constructed 2-bedroom, 2-bathroom apartment is already tenanted, offering immediate rental income. With a generous 79m² of space, this low-maintenance property is perfect for investors looking to secure a hassle-free, income-generating asset in a sought-after location. Currently rented at \$610.00 per week with an expected rental yield return of over 5%, this apartment is a solid investment.

The apartment features modern comforts like air conditioning, built-in wardrobes, and a well-appointed kitchen with ducted rangehood, oven and stovetop, plus a dishwasher, ensuring a comfortable living environment for tenants. The allocated undercover car space shares an electric vehicle car charger with one other car space, adding to the modern appeal of this property. There is a range of on-site amenities, including a gym, cinema, terrace bbq area with northerly views, work spaces and swimming pool with a nearby large sauna room, add extra appeal. The property also includes a video intercom system for added safety and convenience.

Located just a short walk from Woden Westfield, this property is perfectly positioned near upcoming developments such as the new CIT and light rail project, ensuring long-term rental demand. Phillip's bustling cafes, shops, and nearby recreational options further enhance its attractiveness to potential renters. This is your opportunity to secure a prime, ready-made investment in one of Canberra's fastest-growing suburbs.

Features:

- Stunning views from the 21st floor
- Two balconies for outdoor enjoyment and ventilation
- Recently completed and now tenanted
- Flexible, adaptable layout
- Resort-style amenities: pool, gym, cinema, and more
- Secure underground parking
- Electric vehicle car charger shared with one other car space
- Walking distance to Woden Westfield
- Easy access to public transport
- Energy-efficient reverse-cycle heating and cooling
- Sleek kitchen with ducted range hood
- Double-glazed windows for enhanced comfort and insulation

Essentials:

- Completion: 2024
- Strata: \$2,661 p.a. (approx.)
- Rates: \$1,435 p.a. (approx.)
- Land Tax: \$1,795 p.a. (approx., investors only)
- Leased at: \$610 p.w. (recently tenanted)
- Expected rental yield: Over 5%
- EER: 6 stars
- Living Area: 79 sqm
- Balconies: 10 sqm combined (two balconies)