

**2106/15 Bowes Street, Phillip, ACT, 2606**

**Apartment For Sale**

Wednesday, 2 October 2024



THE  
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COLLECTIVE

2106/15 Bowes Street, Phillip, ACT, 2606

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 2**

**Type: Apartment**

## Modern Two-Bedroom Apartment with Stunning Westerly Views and Luxury Amenities

Discover the ultimate in lifestyle living with this stylish two-bedroom apartment located on the 21st floor, offering breathtaking westerly views. Nestled within the prestigious Grand Central Towers, this home provides an unparalleled living experience with exclusive access to an in-house gym, pool, and immediate proximity to Westfield Woden, shops, restaurants, and cafés.

Step into a sleek, modern space where darker tones create an elegant and contemporary feel. The open-plan living area is filled with natural light, providing a seamless flow from the kitchen to the spacious lounge, perfect for both relaxation and entertaining.

The kitchen is a culinary delight, boasting SMEG appliances, ample storage, and a generous layout that invites you to create memorable meals. Whether you're hosting friends or enjoying a quiet night in, this kitchen is designed for both functionality and style.

The two bedrooms are thoughtfully segregated, offering privacy and tranquillity. Each bedroom is spacious, with built-in wardrobes, while the master bedroom features its own private ensuite. The second bathroom is equally modern, offering a soothing escape after a long day.

Other features include secure parking, ample storage, and access to the building's premium amenities. The apartment also features a large balcony, allowing you to fully appreciate the incredible views from sunrise to sunset.

Ideally located for first home buyers, downsizers, or professionals, this apartment combines luxury living with convenience. With Westfield Woden, public transport, and local attractions just a short walk away, this is an opportunity to embrace a lifestyle of comfort and ease.

### The Perks:

- Located on level 21 with incredible westerly views
- Modern finish with darker tones, presenting as new
- Grand Central Towers provides a full lifestyle experience with an in-house gym and pool
- Easy access to Westfield Woden, numerous shopping options, restaurants, and cafés
- Segregated bedrooms for added privacy
- SMEG appliances in the kitchen
- Large open living area
- Secure parking
- Ideal for first home buyers, downsizers, or single professionals

### The Numbers:

- Internal living: 78m<sup>2</sup>
- Balcony or Alfresco: 8m<sup>2</sup>
- Total size: 86m<sup>2</sup>
- Build year: 2021
- EER: 6
- Rates: \$1657pa
- Strata: TBC
- Rental Estimate: \$615

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