

**606/35 Furzer Street, Phillip, ACT, 2606**



**Apartment For Sale**

Friday, 2 August 2024

606/35 Furzer Street, Phillip, ACT, 2606

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**

## Chic Urban Sanctuary with Investment Potential

Welcome to your chic urban sanctuary in the heart of the city. Located in the iconic Alexander Building, originally constructed in the mid-1960s and beautifully refitted in 2020, this one-bedroom, one-bathroom apartment epitomises modern industrial style.

Step into the open-plan kitchen, dining, and living area, where 3.4-meter high ceilings and exposed elements create an expansive, loft-like feel. The kitchen boasts premium Smeg appliances, including a cooktop and oven, complemented by 20mm benchtops and a dishwasher, making it a chef's dream. The space is further enhanced by hybrid timber flooring and energy-efficient LED downlights. Relax in the cozy bedroom, featuring a 2.75-meter ceiling, loop pile carpet, built-in robe, and full-length curtains for added privacy. The bathroom is a stylish retreat with floor-to-ceiling tiles, perfect for unwinding after a long day.

Double glazed windows and an AC split system ensure year-round comfort, while the functional laundry with extra shelving adds convenience to daily living. Enjoy the outdoors on your private balcony with stunning views of the Brindabellas, a perfect spot for morning coffee or evening relaxation. This apartment also includes a dedicated car space, offering both convenience and security. Experience the perfect blend of style, comfort, and urban living in this exceptional property.

Currently listed on Airbnb, this apartment doubles as a fantastic investment opportunity to continue renting it out for short-term stays.

### Apartment features:

- Chic apartment with urban style
- Smeg cook top & oven
- 20mm kitchen benchtops
- Dishwasher
- AC split system
- Double glazed windows
- Hybrid timber flooring
- LED downlights
- 3.4m ceilings exposed ceiling to kitchen, dining & living
- 2.75m ceiling to bedroom
- Built in robe
- Floor to ceiling tiles in bathroom
- Loop pile carpet to bedroom
- Full length curtains
- Functional laundry with extra shelving
- Private balcony
- Views to the Brindabellas from balcony

### Complex Features:

- Swimming Pool
- Shared gardens
- Undercover Barbecue area
- Sought after central Woden location

Living: 65m<sup>2</sup>

Balcony: 9m<sup>2</sup>

Total: 74m<sup>2</sup>

Level: 6th floor

Complex name: A&A | Alexander and Albemarle

Built: mid 1960's

Refurbishment complete: 2020

Developer: Doma Group

Builder: Bloc

Architect: COX architecture

Strata Manager: Vantage Strata

Total # of units in unit plan: 205

Body Corporate: \$842pq

Rates: \$410pq

Land Tax (If tenanted): \$548pq

\* To receive the contract of sale, building report, and additional documents via email within just 10 minutes of your enquiry, please fill out the online request form. Be sure to check both your inbox and junk folder for prompt delivery, available 24/7.