

**704/35 Furzer Street, Phillip, ACT, 2606**

LUTON

**Apartment For Sale**

Thursday, 19 September 2024

704/35 Furzer Street, Phillip, ACT, 2606

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 2**

**Type: Apartment**

## Industrial Dream in Iconic Complex

Old meets new in the remarkable Alexander and Albermarle Complex, where Unit 704 stands tall on the 7th floor of this reimagined office building turned industrial-style warehouse apartments. Experience all that Woden has to offer from the comfort of this unique two-bedroom, two-bathroom home.

Upon entry, you're greeted by a spacious open-plan living and kitchen area, blending warm timber flooring, exposed red brick, and a sleek, modern kitchen. The layout is compact yet highly functional, featuring built-in shelving and ample storage space. The kitchen comes equipped with high-end Smeg appliances, including an induction cooktop, oven, and dishwasher. Step out onto the generously sized North-East facing balcony, perfect for hosting dinner parties during warmer months.

Both bedrooms are well proportioned and feature premium carpets and mirrored built-in wardrobes. The master bedroom features a stylish ensuite, while the second bedroom is serviced by a main bathroom, conveniently located off the living area-ideal for guests.

Additional highlights include three reverse cycle split-system air conditioners, double-glazed windows, a European laundry, and two tandem secure car spaces. Residents also enjoy access to the complex's outdoor pool and BBQ area. The unbeatable location puts you just steps away from Woden Town Centre, Westfield Woden, the new CIT Woden, and a wide array of popular restaurants, cafes, and recreational facilities. With easy access to public transport and major roads, commuting is a breeze.

### Features:

- [?] Converted Alexander & Albermarle complex
- [?] Industrial-style two-bedroom, two-bathroom apartment
- [?] Open-plan living and kitchen
- [?] Large North-East facing balcony
- [?] Smeg induction cooktop, oven, and dishwasher
- [?] European laundry with washing machine and dryer
- [?] Mirrored built-in wardrobes
- [?] Ensuite in the master bedroom
- [?] Second bathroom off the living area
- [?] Reverse cycle air conditioning
- [?] Timber flooring and premium carpets
- [?] Two secure tandem car spaces with a storage cage
- [?] Outdoor pool and BBQ area
- [?] Woden Town Centre at your doorstep
- [?] Easy access to public transport and arterial roads
- [?] Built in 2020
- [?] Rental estimate: \$640 - \$660 per week

EER: 6

Living Size: 77m<sup>2</sup> (approx.)

Balcony Size: 9m<sup>2</sup> (approx.)

Rates: \$433 p.q (approx.)

Body Corporate Fees: \$1,123 p.q (approx.)