

804/45 Furzer Street, Phillip, ACT, 2606

VERV

Apartment For Sale

Friday, 19 July 2024

804/45 Furzer Street, Phillip, ACT, 2606

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: Apartment

Luxurious New York Loft Style Apartment

Discover an extraordinary opportunity to own an exceptionally rare and remarkable property. Nestled on the top floor of the renowned A&A building, this apartment offers a truly unique living experience. Boasting an enviable north-facing position, it presents an unrivalled blend of location, size, and distinctiveness that seldom graces the property market.

As Canberra embraces the cooler climate, you'll relish the advantage of this north-facing aspect. The living areas are drenched in natural sunlight throughout the day, providing the warmth and illumination you desire.

Apartment 804 is an exquisite New York Loft style residence showcasing three bedrooms, two bathrooms, and a spacious double underground carpark with side-by-side parking and remote gated access. Prepare to be captivated as you enter the apartment, greeted by breathtaking 3.4-meter high ceilings and stunning engineered Oak timber floors. The generous open-plan living area seamlessly flows onto a balcony, offering panoramic views that will leave you in awe. The modern designer kitchen is a haven for culinary enthusiasts. Equipped with a large island benchtop, Caesarstone countertops, and premium SMEG appliances, it is the perfect space to prepare cozy meals or entertain friends with flair.

Upstairs, three bedrooms await, accompanied by two designer bathrooms adorned with floor-to-ceiling tiles and upgraded mirrored cabinets. Both the master bedroom and second bedroom revel in the coveted north-facing orientation, ensuring a delightful start to each day.

This exceptional offering finds its place within the esteemed Alexander and Albemarle office building, which has been skillfully reimaged by DOMA Group, one of Canberra's most prestigious developers. The transformation has resulted in luxurious designer apartments exuding style and sophistication at every turn.

Since the building's release, an array of commercial businesses has flourished on the ground floor retail spaces. The vibrant selection now includes bars, restaurants, and cafes, including the renowned Alby and Eightysix South, destined to become your favourite local haunts. Embodying the epitome of premium apartment living within a thriving metropolitan hub, this residence is the ideal place to call home. With an array of amenities at your doorstep, everything you desire is within easy reach, ensuring an unparalleled lifestyle experience.

Features Include:

- North facing apartment
- Double glazed windows
- Stunning 3.4-metre ceilings
- Engineered Oak timber flooring
- Gorgeous 118m² two-story design
- Breathtaking Views
- Three bedrooms (all with built-in-robos)
- Two designer bathrooms
- Two underground carparks with remote access (side by side)
- Two separate balconies
- Master bedroom with beautiful ensuite
- Designer bathrooms with New York style tiles and 850mm mirrored cabinets
- Stunning kitchen with Caesarstone benchtops, large island benchtop, stone splash Back and imported recycled bricks
- Upgraded feature exhaust fan duct to kitchen
- Quality SMEG appliances; SMEG pyrolytic oven, SMEG induction cooktop and SMEG dishwasher
- Large open plan living area with high ceilings
- Made to measure block out blinds to all windows
- New Zealand wool carpets to upper level
- Fisher & Paykel washing machine & upgraded condenser dryer package
- Upgraded shaving cabinets in both bathrooms
- Fibre to the premise NBN

- ☒ Generous storage unit in the basement
- ☒ Ducted reverse cycle heating and cooling - 2 zones (living/bedrooms or all)
- ☒ Gorgeous rooftop garden with BBQ facilities exclusive to all residents
- ☒ Outdoor heated swimming pool
- ☒ DOMA Group Project one of Canberra's leading developers
- ☒ Centrally positioned in Woden Town Centre
- ☒ Number of cafes, bars and restaurants below

EER: 6.0 stars

Total Living: 118m²

Body Corporate: \$1,497.50 per quarter (approx.)

Rates: \$1,397.42 per annum (approx.)

Land tax: \$1,614.37 per annum (approx.) Paid by investors only