

**805/35 Furzer Street, Phillip, ACT 2606**

**Apartment For Sale**

Sunday, 23 June 2024



805/35 Furzer Street, Phillip, ACT 2606

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 118 m2**

**Type: Apartment**



Anthony McCormack  
0425283588



Mikaela Chan  
0416772767

## Auction

Buyer's Guide - Comparable sales starting around \$800,000 Ideally located within walking distance to all of Woden's amenities, this designer three-bedroom loft-style apartment in the renowned 'Alexander and Albermarle' complex offers both quality and convenience for those wanting to maximise their lifestyle. With modern inclusions throughout and boasting an industrial look, open plan living, and within a secure complex; this home offers the perfect opportunity for the first home buyer, downsizer or investor.

**FEATURES**

- Located on the top floor of the renowned A&A building
- Industrial New York style loft apartment
- Double glazed windows throughout
- 3.4m high ceilings
- Generous two-storey design with gorgeous views
- Industrial-style kitchen with Caesarstone bench tops, stainless steel appliances, large island bench and great storage
- Open plan living and dining area with access to both balconies
- Powder room and laundry on lower level
- Three bedrooms on upper level, all with built-in wardrobes
- Main bedroom with ensuite
- Main bathroom on upper level
- Zoned ducted reverse cycle heating and cooling
- Complex with rooftop garden and BBQ facilities, and outdoor heated swimming pool
- Two tandem secure basement car spaces, plus storage cage
- Walking distance to numerous cafes, restaurants and bars, including The Alby, Eightysix South and The Hellenic Club
- Walking distance to Westfield Woden and Woden Bus Interchange
- Walking distance to nearby government departments
- Close to arterial roads to all areas of the city

**WHAT THE SELLER LOVES ABOUT THE HOME**

1. The living area has an abundance of natural light coupled with the high ceilings create a beautiful space.
2. The area has a great vibe, especially with the amount of restaurants and bars in walking distance.
3. Fabulous community feel in and around the complex.

**STATISTICS** (all figures are approximate)

EER: 6.0 Living Area: 118m<sup>2</sup> (59m<sup>2</sup> upper + 59m<sup>2</sup> lower) Balconies: 13m<sup>2</sup> Construction: 2020 Developer: DOMA Group Rates: \$432 per quarter Land Tax: \$497 per quarter (only applicable if not primary residence) Strata Levies: \$1,450 per quarter (admin + sinking fund) Homes in Complex: 205 Rental Estimate: \$800 - \$830 per week