

815/15 Bowes Street, Phillip, ACT 2606



Apartment For Sale

Sunday, 23 June 2024

815/15 Bowes Street, Phillip, ACT 2606

Bedrooms: 1

Bathrooms: 1

Area: 56 m2

Type: Apartment



Ben Mills
0422765130



Sienna Sewter
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\$360,000+

Nestled within the vibrant and sought-after 'Grand Central Towers' Woden complex, this cosy, modern single-bedroom apartment, situated on level 8 of 'Tower B', has been a remarkable investment for the current homeowners. Their journey with this property began with a vision of finding an ideal location, coupled with excellent rental yields, making it easy to find a new tenant without leaving the home vacant between tenancies. From the moment the homeowners stepped into this space, they knew they had discovered something special. The bright and airy, North-facing, open plan concept is designed for both comfort and functionality - equipped with a reverse cycle split system unit ensuring a perfect climate year-round. Neatly tucked down a sleek nook, the kitchen stands out with its high-end electric Smeg appliances and maximizes space efficiency by discreetly integrating the laundry along the far wall. Every detail in this home speaks to quality and thoughtful design, offering a perfect blend of comfort and style. Floor-to-ceiling, double-glazed windows flood the space with an abundance of natural light, creating a warm and inviting atmosphere throughout. The fully tiled bathroom boasts a floating feature vanity and built-in mirrored cabinet, with a spacious shower, adding a touch of luxury to daily routines. The sizeable bedroom, featuring plush carpeting and a generous built-in wardrobe with mirrored sliding doors, offers direct access to a serene balcony. This private outdoor space, overlooking the complex's stunning infinity pool, quickly became a beloved haven for the current tenants, as the perfect place for morning coffees and evening reflections. Living in 'Grand Central Towers' means enjoying a plethora of premium amenities. The well-equipped gym and infinity pool are known as a resident favourite, offering a refreshing escape from day-to-day life, while the communal rooftop terrace, complete with BBQ facilities, spa, and firepit, provides ample opportunity for relaxation and social gatherings. For the homeowners, this apartment has been more than just a property, it has been a testament to smart investing, with the strong rental yields and steady appreciation in value have confirmed their initial belief in its potential. It's a place that has brought joy and financial growth - a true gem in the heart of a thriving community. Now, this exceptional home awaits its next chapter. Whether you're a home buyer looking for a modern abode in an unbeatable location, or an investor seeking an incredible investment property, with proven returns of \$510 a week (with the current lease), this apartment offers an unmissable opportunity. The story of this home is one of charm, quality, and promise, ready to welcome its new owner into a future of comfort and prosperity.*

Currently tenanted until 28/08/2024 at \$510 per week

More Details:- Located in 'Grand Central Towers' Woden complex- Situated on level 8 in Tower B- Intercom access- North facing- Sizeable bedroom ft. carpet & built-in wardrobes with mirrored sliding doors and access to the balcony- Open plan living & dining area ft. reverse cycle split system to living area- Kitchen ft. high-end electric Smeg appliances inc. 600mm built-in oven, cooktop & dishwasher, feature splashback & ample cupboard and bench space- Floor-to-ceiling double glazed windows complete with roller blinds - Fully tiled bathroom ft. floating feature vanity & built-in mirrored cabinetry with large shower- European style laundry located in the kitchen- Undercover tiled balcony overlooking complex pool accessible from living and bedroom- Complex amenities inc. infinity pool, well-equipped gym & communal roof top terrace with BBQ, spa & firepit- Within walking distance of public transport, Hellenic Club, Access Canberra & Woden Westfield ft. an abundance of shops & eateries- Short commute to local shops, schools & surrounding suburbs inc. Greenway offering an abundance of well-known retailers- Year Built: 2020- EER: 6 stars- Approx. Living Size: 48 sqm- Approx. Balcony Size: 8 sqm- Approx. Council Rates: \$371.84 per quarter- Approx. Land Tax (if rented): \$430.27 per quarter- Approx. Strata Levies Rates: \$779.48 per quarter- Approx. Sinking Admin Fund: \$89.73 per quarter- Approx. Rental Return: \$490 per week