

**Level 6, 612/6 Furzer Street, Phillip, ACT, 2606**



**Apartment For Sale**

Monday, 16 September 2024

Level 6, 612/6 Furzer Street, Phillip, ACT, 2606

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Type: Apartment**

## Modern Living in the Heart of Phillip

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Situated in a highly sought-after area of central Phillip, this brand new 2-bedroom, 2-bathroom apartment offers easy access to the best that Woden has to offer, including schools, shopping, dining, healthcare facilities, public transport station, and the renowned Westfield Woden Shopping Centre.

The master bedroom features a private ensuite and walk-in robe, providing both comfort and functionality. The second bedroom, equally spacious and bright, enjoys expansive urban views. The spacious living area separates the two bedrooms, ensuring privacy and minimizing any potential disturbances. A separate laundry room, located away from the bedrooms, further contributes to a quieter living environment. The kitchen is appointed with high-quality appliances, including a dishwasher and electric cooktop, complemented by stone benchtops and sleek cabinetry.

Living in this wonderful community provides you exclusive access to an array of amenities. Take advantage of the high-quality fitness studio and indoor swimming pool, which are perfect for maintaining an active lifestyle. Using the sauna after exercise helps soothe muscles and reduce post-workout stiffness. Enjoy relaxation in the private cinema or make use of the co-working spaces, lounge, and kitchen for both work and leisure. This complex offers the perfect blend of convenience and leisure.

#### Key Features

Prime location in central Phillip.

Brand new 2-bedroom, 2-bathroom, 1-car space apartment.

Master bedroom with private ensuite and walk-in robe.

Bright second bedroom with expansive urban views.

Spacious living area that separates the two bedrooms for enhanced privacy.

High-quality kitchen with stone benchtops, dishwasher, and electric cooktop.

A separate laundry room brings quieter.

Excellent facilities include an indoor swimming pool, sauna, and gym

- Living: 78 sqm

- Balcony: 8 sqm

- Built: 2024

- EER: 6.0

- Rate: \$393 p/q (Approx.)

- Land tax: \$510 p/q (Approx.) (Investors only)

- Rent: \$550 p/w (Approx.)