

1407/15 Bowes Street, Phillip, ACT, 2606



Unit For Sale

Wednesday, 11 September 2024

1407/15 Bowes Street, Phillip, ACT, 2606

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Type: Unit



Kathy Komar
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Resort Style Living in Premium Location!

Welcome to your new sanctuary where luxury meets convenience. This stylish 1-bedroom apartment offers an exceptional blend of high-quality finishes and modern features, all complemented by a stunning easterly aspect with treescape views.

This apartment represents a rare opportunity to own a high-quality residence, where every detail has been carefully curated for maximum comfort and style.

Live your best life with resort like amenities, ideal for relaxing and entertaining. With access to the gym, infinity swimming pool, reflection pond, rooftop terrace, BBQ facilities, grand dining room, residents lounge, and wine cellar, all your needs and wants are catered for. The secure carwash and bicycle workshop add to the convenience.

Enjoy the best of both worlds living in a prime location that this apartment has to offer - close to the Canberra Hospital, and a short stroll to Westfield Shopping Centre, and the Southern Cross and Hellenic Clubs. With public transport, and the new CIT (due for completion in 2025), right at your doorstep, along with a myriad of cafes, restaurants, and shopping centre, you can embrace a lifestyle of elegance and convenience. Make this exceptional apartment your new home today.

Features:

- * Spacious bedroom: Featuring a large built-in robe and balcony access.
- * Full height double glazed windows and sliding doors: helps with noise reduction and to lower energy bills.
- * Fully covered balcony: off living area.
- * Motorised Remote-Controlled Blinds: Effortlessly control the natural light in the living area.
- * High-end Kitchen: The kitchen boasts quality appliances, (including a dishwasher), with plenty of storage, a widened and raised (1000mm in height) kitchen bench, which allows for a breakfast bar.
- * Dual Head Shower & 7 Bar Heated Towel Rail: Enjoy a spa-like experience with these premium bathroom features.
- * Downlight in Bathroom Over Custom Vanity: Enhanced lighting for a brighter, more inviting space. The vanity is 1000mm in height for added comfort and accessibility.
- * European style laundry: with sink, storage and dryer.
- * Additional Power Points Throughout: Added convenience for all your electronic needs.
- * Easterly Aspect with Green Space Views: Uninterrupted views of a green landscape, offering both peace and a natural setting.
- * Impeccable Finishes: Experience elegance and durability with high-quality Karndean Loose Lay flooring throughout the living areas.
- * Owner-Occupied Excellence: This meticulously maintained apartment has been used only about 20 weeks per year and has never been rented, ensuring it is in pristine condition.
- * Convenient Parking: Enjoy a wider-than-standard car space (200mm extra), perfectly suited for larger vehicles.
- * Additional Storage: Benefit from a dedicated and lockable storage cage for added convenience.
- * Secure access to building and carpark: with intercom access for guests.
- * Prime Location: A short stroll to Westfield Shopping Centre, and with public transport right at your doorstep.

Living Size: 59sqm

Balcony Size: 8sqm

Rates: \$1,400 p.a.

Strata: \$3,600 p.a.

Land Tax: \$1,800 p.a. (investors only)

Disclaimer:

All information contained herein is gathered from external sources we consider to be reliable. However, we cannot guarantee or give any warranty about the information provided. Interested parties must solely rely on their own enquiries and satisfy themselves in all respects.