

**803/6 Furzer Street, Phillip, ACT, 2606**



**Unit For Sale**

Thursday, 18 July 2024

803/6 Furzer Street, Phillip, ACT, 2606

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Type: Unit**

## Nest or Invest with this luxury Offering

Situated in the vibrant heart of Phillip at the brand new WOVA development, 803/6 Furzer Street offers an outstanding living experience with its blend of comfortable and central living. This stunning residence is a perfect first home, investor, or even downsizer opportunity!

Upon entering, the open plan living area immediately captures attention with its warm colour palette brought to life by natural textures and timber tones. The north-facing, floor to ceiling double glazed windows flood the space with natural light while providing elevated views that look over central Canberra and Telstra Tower. This desirable aspect and quality build boasts a high energy efficient rating of 6 stars, perfect for Canberra hot summers and colder winters.

The kitchen features a striking stone benchtop that complements the timber themed highlights and is equipped with an electric stove-top, Smeg oven, rangehood, and dishwasher. This space caters to culinary enthusiasts, making it enjoyable to cook with friends and family.

The spacious carpeted bedroom is complete with mirrored built-in robes that provide ample storage while enhancing the room's aesthetic appeal. The bedroom also features floor to ceiling double glazed windows creating a sundrenched atmosphere.

The modern bathroom is another highlight of the property, boasting floor-to-ceiling tiles, a large shower, timber cabinetry, and clean silver highlights that exude a sense of luxury and cleanliness. Every detail in this space is designed with care, making morning and night routines comfortable and relaxing.

You won't be disappointed with the development's high range of different facilities. The WOVA complex offers a large indoor pool, fully equipped gym, large dry sauna, theatre room, break out rooms and common areas for you to enjoy with friends. You are only a short walk away from some of the nicest restaurants and cafes in the area, with Westfield Woden, Woden bus interchange, the new tramline to the city also being within your finger tips.

- \* Double glazed floor to ceiling windows
- \* Gorgeous stone bench top
- \* High quality electrical appliances includes Smeg cooktop, oven, dishwasher and rangehood
- \* Open plan living
- \* Unit features the "Spruce" design off the plan
- \* Brand new development, property has not yet been lived in
- \* 52sqm of internal living
- \* Split system heating and cooling
- \* North facing aspect
- \* Elevated views looking out towards Telstra Tower
- \* 8sqm Balcony
- \* Secure underground car park
- \* WOVA development offers large indoor pool, indoor gym, dry sauna, theatre room, break out areas and common rooms
- \* Phillip offers an abundance of close by high quality local restaurants, cafes, shops, public transport, schools and more

Strata: \$520pq (approx.)

Rates: \$1,395pa (approx.)

Land Tax: \$1,612pa (approx.)

EER: 6.0

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