



LJ Hooker
Manuka



LJ Hooker
Manuka



LJ Hooker
Manuka



LJ Hooker
Manuka

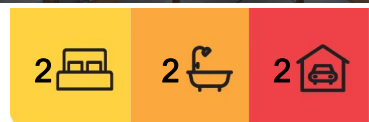
Phillip, 1711/2 Furzer Street

Luxury Living, Breathtaking Views

Welcome to your new home! This fantastic 2-bedroom, 2-bathroom apartment is designed with your comfort and style in mind. The open plan living, dining, and kitchen areas create the perfect space for you to relax and enjoy yourself. Situated on the 17th floor, you'll be treated to breathtaking views and a peaceful atmosphere.

The kitchen is a dream come true for aspiring chefs, featuring a beautiful stone island and top-of-the-line SMEG stainless steel appliances. The LED lighting adds a cozy and welcoming touch. You'll also appreciate the convenience of reverse cycle heating and cooling, ensuring your comfort all year round. With a European laundry, taking care of your laundry needs will be a breeze.

Both bedrooms come with built-in robes, and the main bedroom boasts a stylish ensuite and a private balcony where you can savor your morning coffee while taking in the stunning views. For your convenience and security, a double car space and storage are



For Lease
Please Call

View
ljhooker.com.au/1THBFMF

Contact
Baibhav (Bob) Maharjan
0425 194 203
bob.maharjan@ljhmanuka.com.au



Disclaimer: All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

EER ★★★★★

LJ Hooker Manuka
(02) 6239 5551

included.

As a resident, you'll have access to a wide range of exceptional amenities. Take a refreshing dip in the pool, stay active in the gym and fitness studio, catch the latest movies in the private cinema, or get some work done in the co-working space. And don't forget to indulge in the breathtaking views from the rooftop terrace.

Conveniently located just a 5-minute walk from Westfield Woden and a short 6-minute drive from the Canberra Hospital, this apartment is perfect for busy professionals and anyone seeking a luxurious lifestyle in a prime location. Don't miss out on this incredible opportunity to make this your new home!

Features include:

Energy efficient LED lighting throughout

Reverse cycle air conditioning

Spacious balcony

Dryers included

Stone benchtops in the kitchen

Custom joinery in the bathroom

SMEG appliances

Resort-style amenities available to all residents, including a lap pool, fitness studio and gym, private cinema, co-working spaces, lounge and dining areas, and rooftop terrace

Enjoy 3370m² of beautifully landscaped gardens across the precinct

Minimum 5.0 EER

Internal living: 80m² (approx.)

External living: 10m² (approx.)

Completion: Quarter 2, 2024

Key distances:

- Approx. 8 minutes walk to Westfield Shopping Centre

- Approx. 6 minutes drive to Canberra Hospital

- Approx. 9 minutes walk to Woden bus interchange

- Within minutes to popular dining at Belluci's and Space Kitchen café

- Close proximity to Phillip swimming and ice skating centre, Phillip oval, Canberra City Centre, Canberra Airport, and Lake Burley Griffin

Tenants must seek approval for pets.

The property complies with ceiling insulation standards.

For more information contact Property Manager Paul D'Alessandro on 02 6239 5551

Please follow the link below to apply for any of our properties:

<https://www.2Apply.com/x/it6SAWk>

OPEN HOMES MADE EASY FOR YOU!!

To register for an open click BOOK INSPECTION on LJ Hooker Manuka, Allhomes & REA websites to select an open time or click EMAIL AGENT on Domain to enter your details and you will be emailed/text instantly with available open times.



LJ Hooker Manuka
(02) 6239 5551

Disclaimer: All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

Open times are subject to change. Please ensure you have registered to the inspection time so you will be notified of any changes or cancellations.

Please note: Our Leasing Consultant will send you an updated rental list each week to keep you informed of our current rental properties. If at any time you would like your email to be removed please reply UNSUBSCRIBE to the email.

Disclaimer:

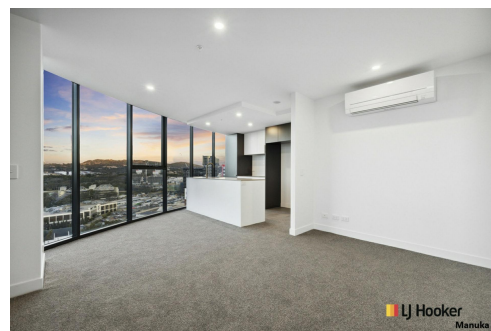
While all care has been taken in compiling information regarding properties marketed for rent or sale, we accept no responsibility and disclaim all liabilities regarding any errors or inaccuracies contained herein. All parties should rely on their own investigation to validate the information provided.

More About this Property

Property ID	1THBFMF
Property Type	Apartment
EER	5
Including	Air Conditioning Balcony Gym Built-in-Robes Liveability

Baibhav (Bob) Maharjan 0425 194 203
Property Consultant | bob.maharjan@ljhmanuka.com.au

LJ Hooker Manuka (02) 6239 5551
20 Bougainville Street, MANUKA ACT 2603
manuka.ljhooker.com.au | manuka@ljhmanuka.com.au



LJ Hooker Manuka
(02) 6239 5551

Disclaimer: All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.



 **LJ Hooker**
Manuka

Indicative only. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However, we cannot guarantee its accuracy and interested persons should rely on their own enquiries.

 **LJ Hooker**

LJ Hooker Manuka
(02) 6239 5551

Disclaimer: All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.