

## Phillip, 711/15 Bowes Street

Modern Lifestyle & Perfect Location!

This modern two-bedroom, two-bathroom apartment is perfectly situated in the heart of Phillip and located in the desirable 'Grand Central Towers' complex.

The deluxe apartment offers open plan living and dining, a modern kitchen with ample storage, electric cooking, stone benchtops, quality stainless steel appliances including a dishwasher, built-in robes to the bedrooms, and split system reverse cycle air conditioning for all year-round comfort.

This apartment is conveniently set in the heart of Woden town centre with a short walk to public transport, Westfield, bars and cafes and all within a 15-minute drive to the CBD, ANU and Canberra Airport.

### FEATURES:

\* Spacious and modern two-bedroom apartment



**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.



**For Lease**  
\$580 Per Week

**View**  
By Appointment

**Contact**  
**Leasing Team**  
0418 631 503  
leasingconsultant@ljhbelconnen.com.au

**EER** ★★★★★

**LJ Hooker Belconnen**  
(02) 6251 1477

- \* Large balcony with views
- \* Internal laundry with dryer included
- \* Open plan living and dining area
- \* Modern kitchen with electric cooking and dishwasher
- \* Intercom access and basement parking
- \* One car space with storage cage
- \* Split system reverse cycle air conditioning for total comfort
- \* Swimming pool, gym and barbecue area
- \* Resident lounge for private functions
- \* Public transportation hub only meters away
- \* Hellenic club within walking distance

12 Month Lease

The property has a valid exemption and is not required to comply with the minimum ceiling insulation standard.

EER Unknown

#### TO INSPECT THIS PROPERTY

- 1.You can Register to join an existing inspection or Register to be notified when inspection times are available.
- 2.Click on the BOOK INSPECTION button and choose your inspection time.
- 3.If this listing does not have the BOOK INSPECTION button, please go to [Belconnen.ljhooker.com.au](http://Belconnen.ljhooker.com.au) to Register.
- 4.If you do not Register, we cannot notify you of any time changes, cancellations, or future inspection times.

**PETS:** Please be aware that at all stages of your tenancy this property requires consent to be sought from the property owner for the keeping of any pets at the property. Consent must be provided before any pets are on the property.

#### Disclaimer

Information contained herein is gathered from external sources we consider to be reliable. Whilst all care has been taken regarding all information compiled for this rental advertisement LJ Hooker Belconnen does not give any guarantee or warranty about the information provided and does not accept responsibility and disclaims all liabilities as to any errors or inaccuracies contained herein. We advise prospective tenants to rely on their own investigations and in-person inspections to ensure this property meets their individual needs and circumstances.



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## More About this Property

<b>Property ID</b>	HNSAXF8H
<b>Property Type</b>	Apartment
<b>Including</b>	Air Conditioning Intercom Pool Balcony Gym Dishwasher Outdoor Entertaining Built-in-Robes Remote Garage

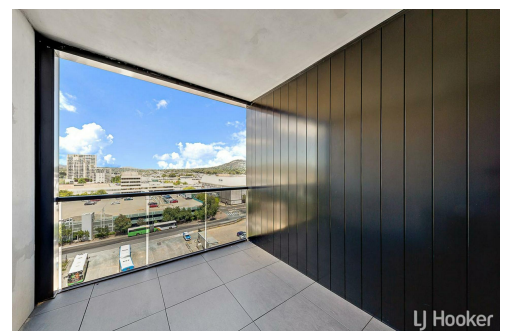
### Leasing Team 0418 631 503

Property Investment Manager | [leasingconsultant@ljhbelconnen.com.au](mailto:leasingconsultant@ljhbelconnen.com.au)

### LJ Hooker Belconnen (02) 6251 1477

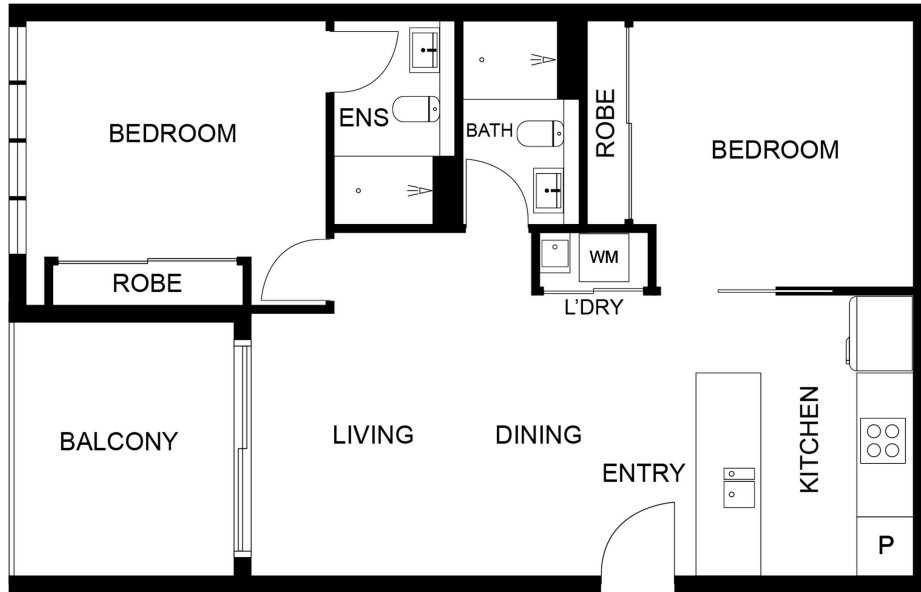
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*Disclaimer: Plans are indicative only and should be checked by the prospective purchaser. Plans shown are for presentation purposes and are not part of any legal document. All measurements and figures are approximate. The information herein is gathered from sources we believe to be reliable.*

**aperture**  
Real Estate