




1015/15 Bowes Street, Phillip

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Smart Investment in the Heart of Woden

Positioned in Canberra's thriving Woden Town Centre, this modern one bedroom apartment offers an excellent opportunity for both first home buyers and investors seeking strong rental demand, long term growth, and low maintenance ownership in a premium location.

The apartment features a well proportioned open plan layout filled with natural light, a contemporary kitchen with stone benchtops, stainless steel appliances and ample storage flowing into the living area and out to a generous covered balcony. An ideal extension of the space and a key drawcard.

Comfort is assured year round with reverse cycle air conditioning and energy efficient double glazed windows, while secure lift access and a dedicated storage cage add further convenience.

Residents enjoy premium facilities including a fully equipped gym, swimming pool, communal gardens, and a rooftop terrace with sweeping views across Woden Valley enhancing both lifestyle and rental appeal.

Moments from Westfield Woden, public transport, cafes, restaurants

FOR SALE
\$299,000 +

AGENTS

Charles Martin
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AGENCY

LJ Hooker Woden | Weston
(02) 6288 8888

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**

and entertainment, this location continues to perform strongly for tenants making it a smart addition to any investment portfolio.

This is a quality low maintenance investment in one of Canberra's fastest evolving town centres. Enquire today to secure your position in Woden's continued growth.

Features:

- Smart investment opportunity
- Commanding position
- Strong rental demand
- Well equipped unit, European appliances, stone benchtops
- Positioned for further growth
- Resort style amenities
- Well connected to public transport

Figures:

Rates: \$1,721 (approx.) p.a.

Strata: \$2,838.60 (approx.) p.a.

Land Tax (if applicable): \$1,923 (approx.) p.a.

EER: 6.0

MORE DETAILS

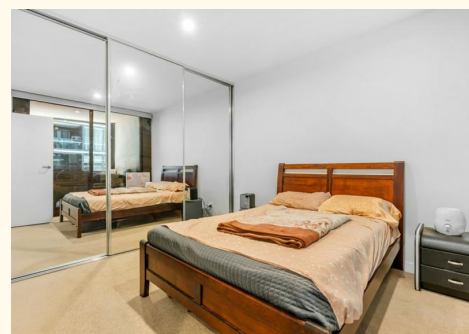
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Property Type	Apartment
EER	6

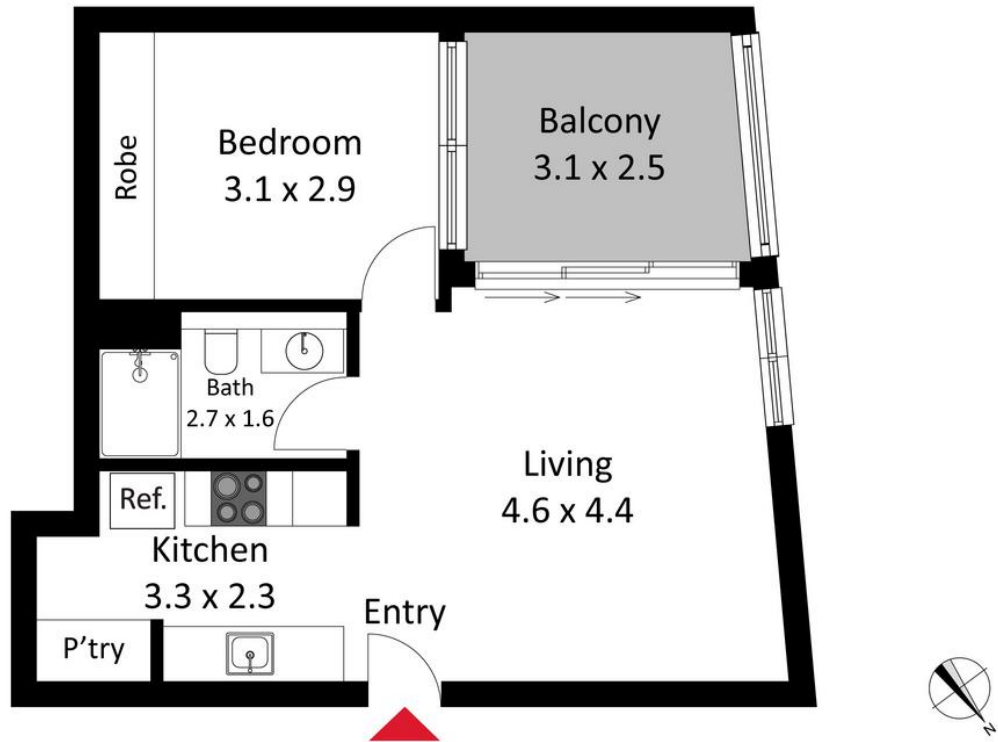
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The floor plan is not to scale; measurements are indicative and in metres. Exterior elements are not in position. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

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