






1106/2 Furzer Street, Phillip

SECURE YOUR FUTURE WITH THIS PRIME INVESTMENT IN THE HEART OF PHILLIP

Welcome to your new home in the heart of Phillip. This brand-new 2-bedroom, 2-bathroom apartment combines modern living with an unbeatable location. Spanning over 75m², it's perfect for couples, first home buyers or a savvy investors seeking a vibrant community. The apartment offers contemporary amenities, including a split system air conditioning, built-in robes, and a functional and modern kitchen with a dishwasher. Spacious and adaptable, this unit stands out with just a short walk to Woden Westfield.

Light streams into this exceptionally spacious apartment from every window which allows you to enjoy the outstanding elevated views. The spacious living and dining area is enhanced by the access to the balcony area allowing all year round entertaining.

An ideal time to secure a high calibre property within the flourishing Woden Valley - enjoy walking distance to the Woden Town Centre, future CIT and light rail, The Canberra Hospital and ACT Government offices. Lifestyle and living conveniences are truly endless here.

2  2  1 

FOR SALE

\$560,000 +

VIEW

By Appointment

AGENTS

Charles Martin

0414 544 796

charles.martin@ljhwodenweston.com.au

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**

Enjoy the security of a dedicated and secure parking space and take advantage of the building's communal features, including a gym, cinema, pool, and more. For added peace of mind, the property is equipped with a video intercom system and fob access to all areas.

Building Amenities:

- Lap pool & sauna
- Resident private cinema
- working spaces
- Contemplative rooftop terrace Garden
- Fitness studio
- Bar club lounge
- Chef's kitchen & dining room

Features & inclusions:

- Accessible unit
- Amazing 11th floor views
- Recessed LED downlights
- 20mm reconstituted stone benchtop
- Smeg 4-zone cooktop, 60mm oven and freestanding dishwasher plus fully ducted rangehood
- 4.5kg vented dryer
- Reverse cycle split system to each living and master bedroom
- CAT 5 cabling
- Secure access carspace and storage cage
- Rented out at \$600 p/w

Essentials:

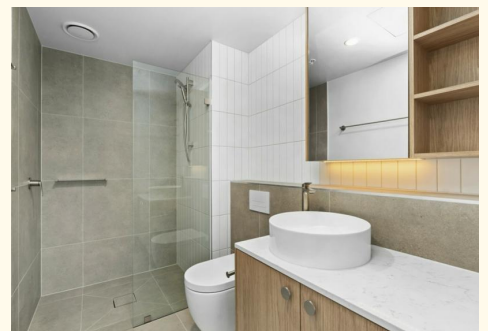
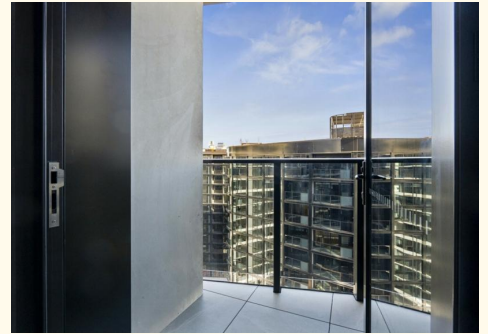
- Completion year: 2024
- Strata: \$2,661 p.a. (approx)
- Rates: \$1,435 p.a. (approx)
- Land tax: \$1,795 p.a. (approx) investors only
- Rental estimate: \$600 p/w
- EER: 6 stars
- Living space: 75 sqm
- Balcony space: 3 + 8 = 11 sqm (two balconies)

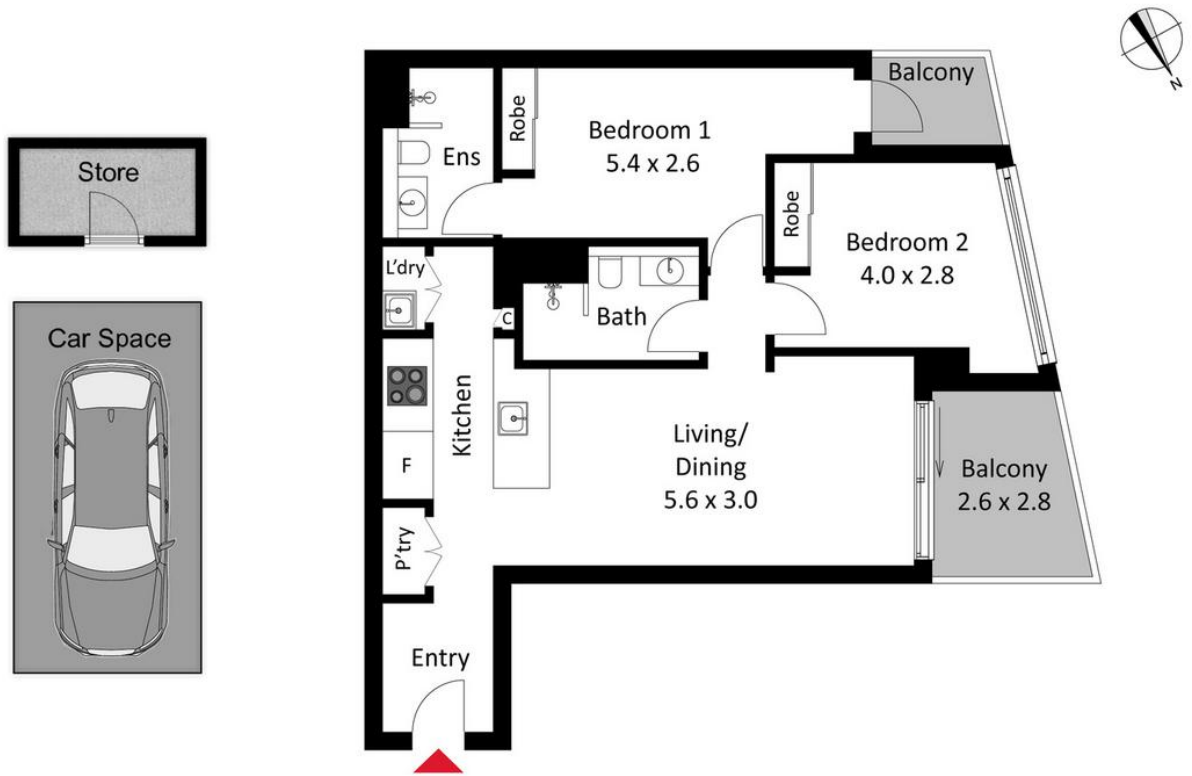
MORE DETAILS

Property ID	HN2H5W
Property Type	Apartment
House Size	83 m2
EER	6

Charles Martin 0414 544 796
Licensed Agent ACT / NSW |
charles.martin@ljhwodenweston.com.au

LJ Hooker Woden | Weston (02) 6288 8888
23 Brierly Street, WESTON CREEK ACT 2611
westoncreek.ljhooker.com.au | reception@ljhwodenweston.com.au





The site plan and floor plan are not to scale; measurements are indicative and in metres. Bushes and trees are placed for illustration purposes. Plans should not be relied on. Interested parties should make and rely on their own enquiries.



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