



1110/2 Furzer Street, Phillip

## Stylish Living with Unobstructed Views

Positioned high above Woden, this stylish one-bedroom apartment offers contemporary living, exceptional convenience and an impressive outlook overlooking the AFL grounds and surrounding Woden district.

The light-filled open-plan living and dining area flows seamlessly to a private covered balcony, providing the perfect vantage point to relax and enjoy the elevated outlook. The modern kitchen is thoughtfully appointed with stone benchtops, quality appliances, ample storage and a sleek contemporary finish.

The spacious bedroom features a built-in robe, while the modern bathroom and European laundry with dryer add to the apartment's practicality. Double-glazed windows and reverse-cycle heating and cooling ensure year-round comfort.

Perfectly positioned in the heart of Woden, you're just moments from Westfield Woden, cafés, restaurants, the Hellenic Club, Canberra Hospital and excellent public transport options.

Whether you're a first-home buyer, downsizer or investor, this

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### FOR SALE

\$395,000+

### VIEW

Sun 27th Sep @ 1:30PM - 2:00PM

### AGENTS

Aliza Cole  
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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.



apartment presents an outstanding opportunity to secure a stylish, low-maintenance property with views, lifestyle and convenience all at your doorstep.

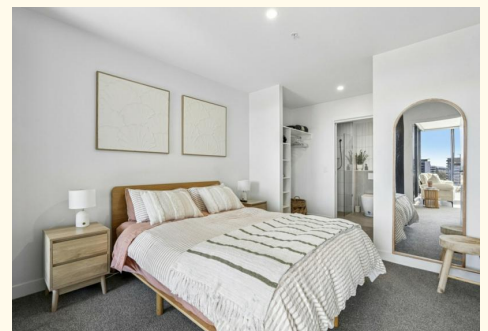
Spacious living & dining area  
Bedroom with wall to wall built-in-robe  
Luxurious modern bathroom  
Spacious balcony to entertain  
Energy efficient LED lighting throughout  
Reverse cycle air conditioning  
Stone benchtops to kitchen  
Custom joinery to bathroom  
Quality appliances package  
Dryer in European style laundry  
Stunning lap pool, fitness studio & gym  
Working spaces - make working from home a breeze  
Cinema available to book for residents only  
Entertaining areas, such as lounge & dining facilities  
Beautiful rooftop terrace  
Landscaped gardens areas  
Cafes & eateries surrounding the neighbourhood  
2 minutes to Phillip swimming and ice skating centre & Phillip oval  
2 minutes to the proposed stage-2 Light Rail Stop  
5 minute walk to Westfield Woden  
6 minute drive to the Canberra Hospital  
8 minute drive to Lake Burley Griffin  
11 minute drive to Canberra City Centre  
14 minute drive to Canberra Airport

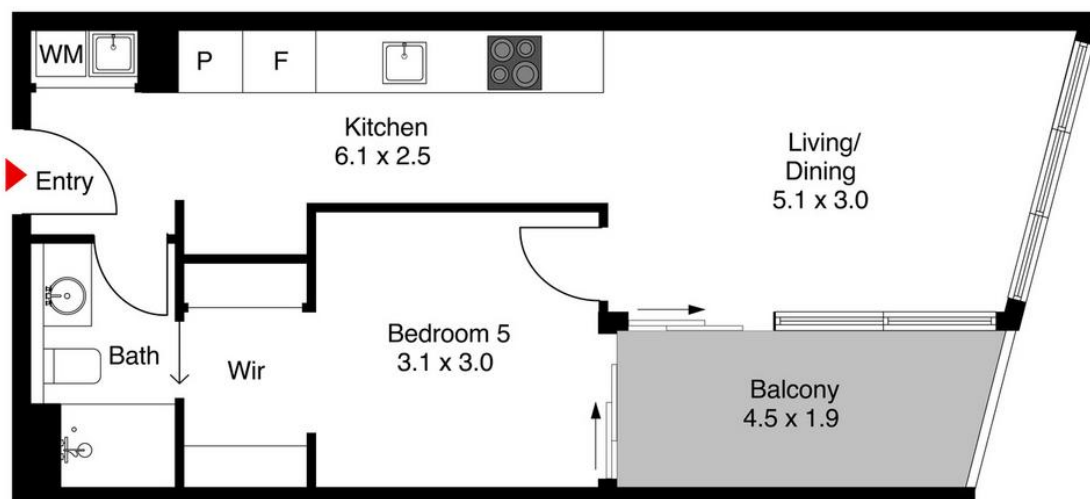
## MORE DETAILS

|               |           |
|---------------|-----------|
| Property ID   | KA7H5W    |
| Property Type | Apartment |
| EER           | 6         |

**Aliza Cole 0416 271 235**  
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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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