



1203/6 Furzer Street, Phillip




Sophisticated Living in the Heart of Woden's Premier WOVA Precinct

This exceptional apartment offers a seamless blend of style, space, and sophistication—designed to elevate your everyday living experience. Set within the landmark WOVA development in the heart of Woden Valley, it delivers premium amenity, unbeatable convenience, and long-term value in a thriving urban community.

Opportunities like this are rare—where contemporary design meets an enviable lifestyle in a location poised for growth. Positioned in one of WOVA's most sought-after towers, this residence promises comfort, convenience, and connection.

Bathed in natural light and showcasing elevated views from every window, the home features an expansive open-plan living and dining area that flows effortlessly onto a generous balcony—perfect for year-round entertaining. A spacious bedroom, sleek modern bathroom, designer kitchen with quality appliances, and a secure car space complete this impressive package.

Enjoy the benefits of a walkable lifestyle with the Woden Town

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FOR SALE

\$379,000+

VIEW

By Appointment

AGENTS

Jane Macken
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AGENCY

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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**

Centre, future CIT campus and light rail, The Canberra Hospital, and ACT Government offices all within easy reach. Whether you're an owner-occupier or investor, this is a unique opportunity to secure a high-quality property in one of Canberra's fastest-evolving precincts.

Currently rented at \$450 per week, investors will enjoy a secure tenancy in a premium and future proof location, buyers to live in will enjoy the stamp duty benefits until your move in.

Building Amenities:

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

Features & inclusions:

- 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
- CAT 5 cabling
- Secure access carspace and storage cage

Internal living: 50m2 (approx.)

External living: 10m2 (approx.)

Rates: \$1,571.71 p.a (approx.)

Land Tax: \$1,812.07 p.a (approx..)

Body Corporate: \$520.89 p.q (approx.)

EER: 6 Stars

MORE DETAILS

Property ID	JC0H5W
Property Type	Apartment
House Size	60 m2
EER	6

Jane Macken 0408 662 119

Franchise Owner, Licensee, Licensed Agent ACT/NSW |

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Emma Irwin 0422415008

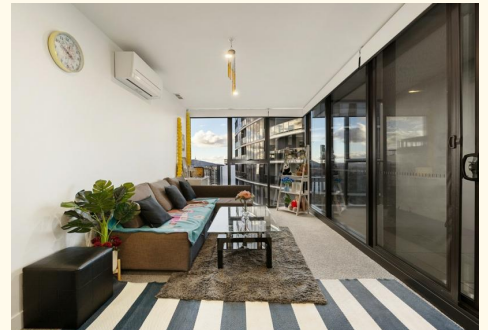
Sales Consultant to Jane Macken |

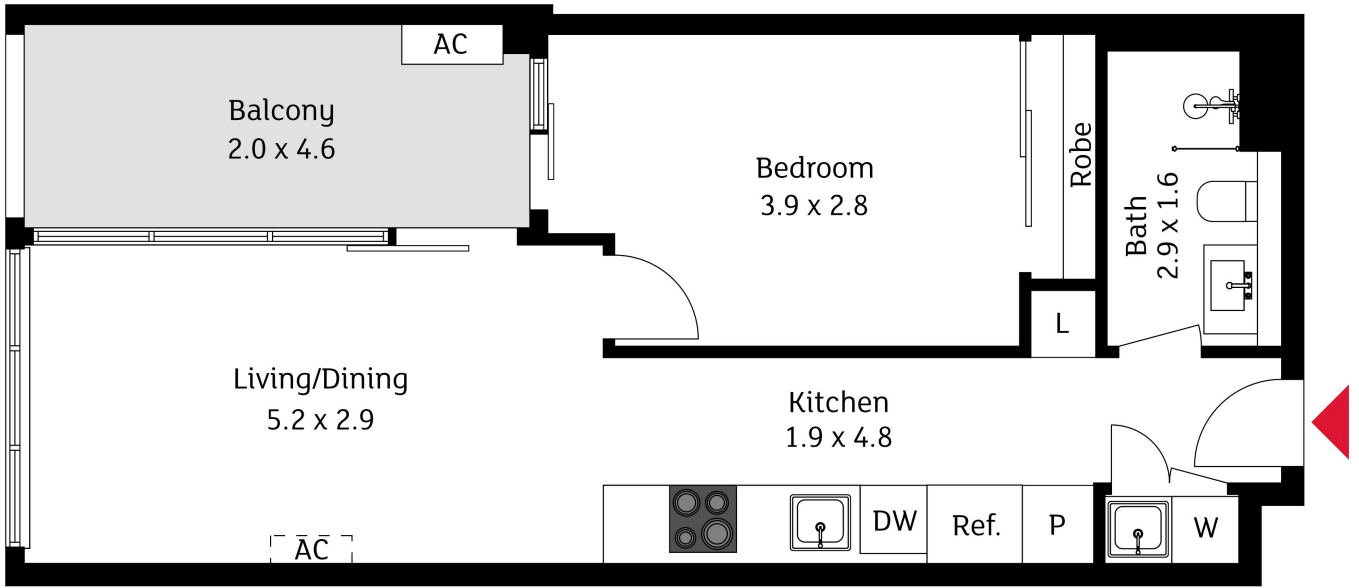
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The floor plan is not to scale; measurements are indicative and in metres. Exterior elements are not in position. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

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