



## Phillip, 1310/49 Furzer Street

Brand New Apartment - Experience Sophisticated Living in the Heart of Woden Valley

Welcome to this modern two-bedroom apartment that has been expertly designed for stylish and flexible living. Perched on the 13th floor, this brand new, elegant unit boasts a spacious living area with sweeping views.

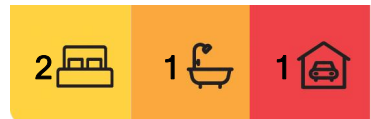
Entering into this home, the high-end finishes are abundant with a minimal and modern feel throughout. This property is perfect for first home buyers and investors alike!

The kitchen is equipped with premium Scandinavian ASKO appliances, including an oven, induction cooktop, integrated dishwasher, and a dedicated microwave nook. A mirrored splashback and sleek reconstituted stone benchtop add a touch of sophistication.

The generous open plan living and dining area flows right out to the balcony that overlooks the heart of Woden Valley, perfect for relaxing or entertaining.



**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 Sale**  
\$529,000 +

**View**  
[ljhooker.com.au/HNVH5W](http://ljhooker.com.au/HNVH5W)

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**EER** ★★★★★★

**LJ Hooker Woden | Weston**  
**(02) 6288 8888**

There are two segregated bedrooms which are equipped with built in robes and breathtaking views for privacy and relaxation. The main bedroom has a dedicated air-conditioning system for all year-round comfort.

Modern amenities extend beyond the apartment itself, with residents enjoying access to a private outdoor entertaining area on the 5th floor, complete with seating and landscaped flower beds.

With secure parking and a storage unit for added convenience, this apartment seamlessly blends modern design with practical amenities in a desirable location. Contact us today to schedule a viewing and discover the exceptional living this property offers.

Located in the heart of Phillip, this apartment is just steps away from the vibrant Westfield Woden town centre. Enjoy the newly opened Bradley Street dining precinct, featuring a variety of restaurants, casual eateries, and a bar-ideal for dining and socializing. Phillip also hosts numerous sports facilities, including playing fields, gyms, and the Phillip Swimming and Ice Skating Centre. With Canberra's main hospital nearby, top-tier healthcare is easily accessible. The Woden Bus Interchange ensures excellent connectivity to the rest of the city. Don't miss this opportunity to own a brand-new apartment in this prime location!

- Reverse cycle heating and cooling
  - Industry leading fittings and fixtures including stone benchtops
  - ASKO kitchen appliances
  - Energy-efficient LED lighting
  - Engineered timber floor, carpet to bedroom
  - Double-glazed windows and sliding doors
  - Brushed chrome fittings
  - Under bench mounted kitchen sink
  - Floor to ceiling bathroom tiles, large dual shower heads and semi frameless screen
  - Wall hung vanity with integrated basin
  - Mirrored shaving cabinets
  - Mirrored sliding robe doors
  - Dual access to balcony from living and bedroom
  - NBN FTTP ready
  - Open plan
- 
- Quality construction - Builder and Developer previous projects include high calibre Kingston Foreshore and Forrest developments
  - Resident outdoor garden retreat
  - Restricted resident parking
  - Car space and storage cage in basement
  - The geographical centre of Canberra with expanding public transport network, Woden Town Centre is a great position to live

68m<sup>2</sup> of living

9m<sup>2</sup> balcony

Body Corporate: \$667.94 p.q (approx.)

EER: 6.0 Stars



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## More About this Property

<b>Property ID</b>	HNVH5W
<b>Property Type</b>	Apartment
<b>House Size</b>	77 m <sup>2</sup>
<b>EER</b>	6

### **Gabby Woods 0449 901 115**

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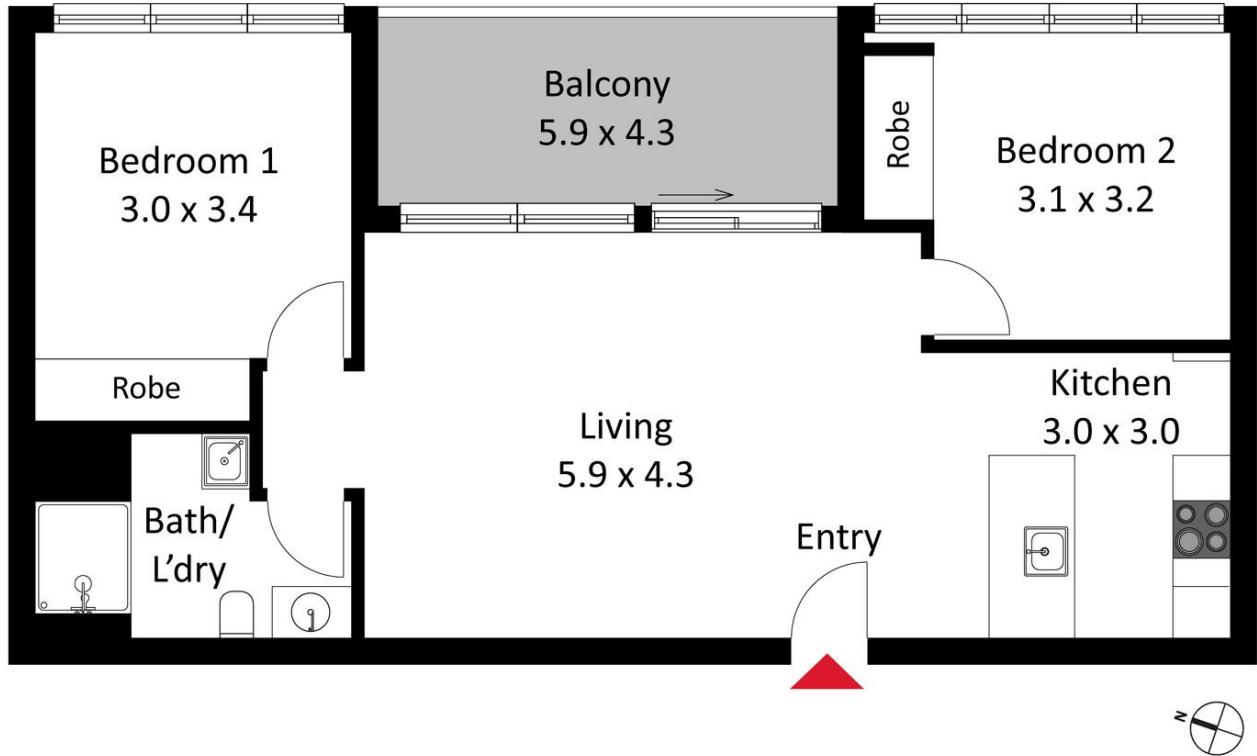
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The site plan and floor plan are not to scale; measurements are indicative and in metres. Bushes and trees are placed for illustration purposes. Plans should not be relied on. Interested parties should make and rely on their own enquiries.



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