



1412/2 Furzer Street, Phillip

## SPACIOUS, LIGHT FILLED AND BEAUTIFUL VIEWS

An opportunity to obtain executive living with low-maintenance and finesse, this spacious apartment offers two bedrooms, two bathrooms and a beautiful outlook, all within a modern, amenity rich complex. The intelligent floorplan offers two bedrooms and two bathrooms positioned to ensure privacy per bedroom and that the living space is open plan at its best - ideal for owner occupiers or the perfect investment.

The spacious and contemporary open-plan layout is complemented by a fresh palette and an abundance of natural light. Step inside and relax in the large lounge and dining area, where even on a rainy day the view to Isaacs Ridge will help you unwind. Full height windows allow you to take in the beautiful north-easterly views, inviting you to enjoy your evenings out on the covered balcony, while you watch the world go by. Wander into the chefs kitchen, and you will be greeted with all the modern conveniences including quality Smeg appliances, tiled splashback, abundant storage and stone bench top with breakfast bar. This is a kitchen up to the task of handling all your entertaining requirements with ease.

Rest and relaxation is well taken care of with two spacious bedrooms,

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**FOR SALE**  
\$499,990

**VIEW**  
Tue 22nd Sep @ 4:00PM - 4:15PM

**AGENTS**  
Jane Macken  
0408 662 119  
jane.macken@ljhwodenweston.com.au

Luzian Borst  
0490 292 395  
luzian.borst@ljhwodenweston.com.au

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

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We cannot guarantee or give any warranty about the information provided.  
Interested parties must rely solely on their own enquiries.

**LJ Hooker**

both benefiting from built-in wardrobes and plush carpeting, the main boasting its own R/C heating and cooling unit and a private ensuite, set in contemporary style with floor to ceiling tiling. The spacious main bathroom offers matching deluxe fixtures and fittings and custom joinery.

Additional features of this rare apartment include a European laundry with dryer, linen closet and single car accommodation with storage cage. Occupying prime position within tower 2 of the popular WOVA complex, every element of this home is dedicated to quality and is ideal for both owner occupiers and investors alike. The WOVA complex has been regarded for its resort-style amenities and inclusions, you may never want to leave home.

Nestled just minutes away from everything you need, thrive in the benefits which surround you! A myriad of services are all moments away including the Woden shopping precinct, The Canberra Hospital, ACT government offices and both primary and secondary schooling plus the brand new CIT and light rail. In addition, multiple bus routes are all within walking distance for easy transport to the CBD and surrounds. Currently rented at \$580 per week on a month-to-month basis, this wonderful apartment welcomes both live-in buyers or investors alike.

#### Features:

- Newly built apartment in the WOVA complex, full of amenities
- Sunny north-east aspect with expansive views
- Open-plan living and dining area with R/C heating and cooling unit
- Kitchen featuring stone benches and quality Smeg appliances
- Large covered balcony with beautiful aspect
- Main bedroom with its own R/C heating and cooling unit plus ensuite
- Spacious second bedroom, with ample built in robe
- Generous main bathroom
- European laundry with dryer
- Double glazed windows and sliding doors
- Intercom/swipe building access
- Single car accommodation in a secured basement with storage cage

#### Building Amenities:

- Lap pool & sauna
- Resident private cinema
- Co-working spaces
- Contemplative rooftop terrace
- Fitness studio
- Bar club lounge
- Chef's kitchen & dining room
- Commercial spaces on the ground floor including 80/20 cafe

Apartment size: 79m<sup>2</sup> (approx.)  
Balcony size (total): 10m<sup>2</sup> (approx.)  
Total Living: 89m<sup>2</sup> approx  
Rates: \$416 p.q. (approx)  
Land Tax: \$505 p.a. if rented (approx)  
Body Corporate: \$746 p.q. (approx)  
Construction: 2024  
EER: 6.0 stars

EER 

## MORE DETAILS

|               |           |
|---------------|-----------|
| Property ID   | J7FH5W    |
| Property Type | Apartment |
| House Size    | 89 m2     |
| EER           | 6         |

### Jane Macken 0408 662 119

Franchise Owner, Licensee, Licensed Agent ACT/NSW |  
jane.macken@ljhwodenweston.com.au

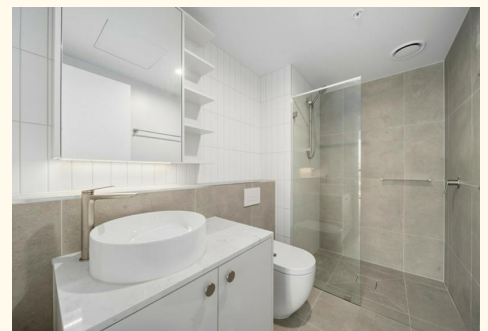
### Luzian Borst 0490 292 395

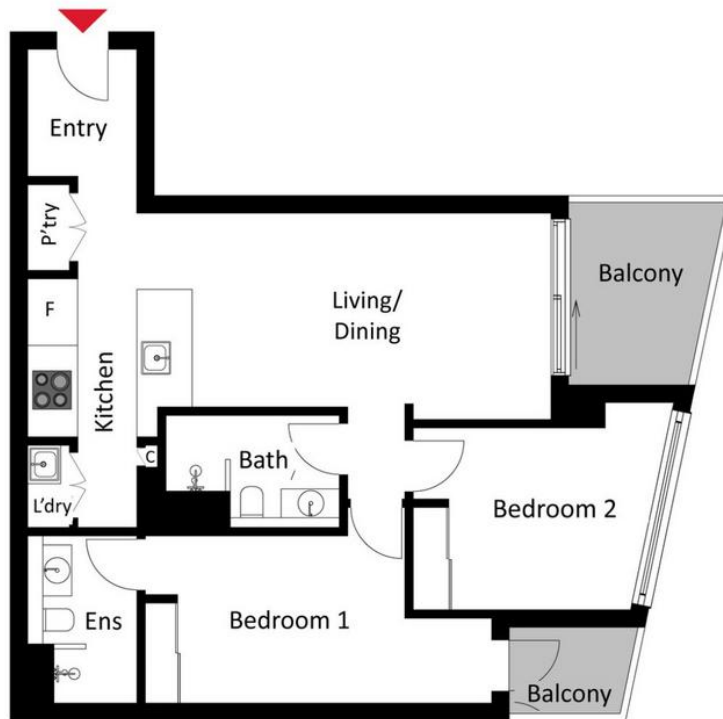
Licensed Agent ACT | luzian.borst@ljhwodenweston.com.au

### 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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Woden/Weston