



## Phillip, 1909/2 Furzer Street

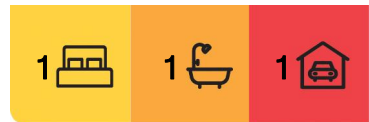
OVERSIZED ONE BEDROOM WITH BEDROOM SIZED STUDY!!

This exceptional one bedroom plus study apartment blends style with functionality, creating inviting spaces that make you feel right at home.

With premium amenities, abundant transport options, and unparalleled value, this development is poised to redefine living in the Woden Valley.

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 large balcony area allowing all year round entertaining.

This premium property is offering a large bedroom, segregated study, quality bathroom and an open plan kitchen and living area. Equipped with quality appliances and a secure car space to complete the picture, this apartment is the perfect investment opportunity.



**For Sale**  
\$429,000+

**View**  
[ljhooker.com.au/HS4H5W](http://ljhooker.com.au/HS4H5W)

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**EER** ★★★★★★

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



**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.

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.

**Building Amenities:**

- Lap pool & sauna
- Resident private cinema
- Co-working spaces
- Contemplative rooftop terrace Garden
- 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 to each living and master bedroom
- CAT 5 cabling
- Secure access carspace and storage cage
- Internal living: 53m<sup>2</sup> (approx.)
- External living: 8m<sup>2</sup> (approx.)
- EER: 6 Stars
- Rented for \$500.00 p/w

**Disclaimer:**

Please note that while all care has been taken regarding general information and marketing information compiled for this advertisement, LJ Hooker Woden/Weston does not accept responsibility and disclaim all liabilities regarding any errors or inaccuracies contained herein. Figures quoted above are approximate values based on available information. We encourage prospective parties to rely on their own investigation and in-person inspections to ensure this property meets their individual needs and circumstances.

## More About this Property

<b>Property ID</b>	HS4H5W
<b>Property Type</b>	Apartment
<b>House Size</b>	62 m2
<b>EER</b>	6

### Jane Macken 0408 662 119

Franchise Owner, Licensee, Licensed Agent ACT/NSW |

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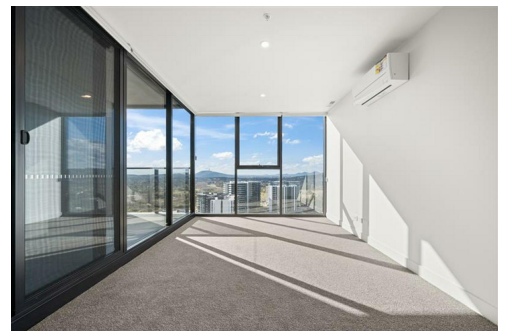
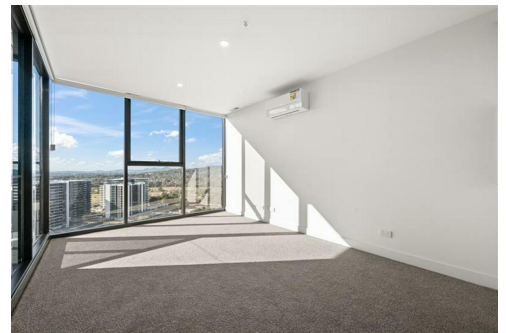
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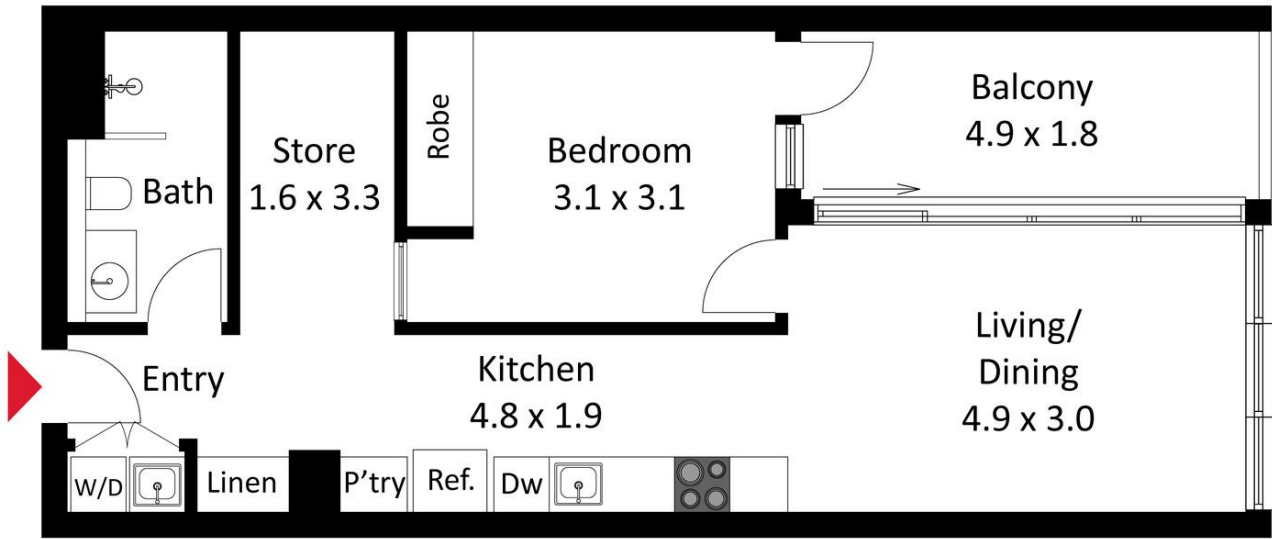
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The site plan and floor plan are not to scale; measurements are indicative and in metres. Bushes and trees are placed for illustration purposes. Plans should not be relied on. Interested parties should make and rely on their own enquiries.



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