



Phillip, 2107/15 Bowes Street

The Perfect Investment!

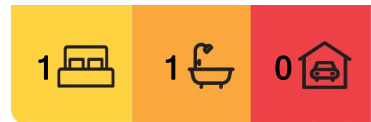
Merely a brief 12-minute journey separates you from the urban excitement of the city.

An ideal investment opportunity awaits just a 12-minute drive from the city centre. This property boasts a secure lease until December 2025, generating a healthy return of \$465 per week. Located in a prime area with growth potential, it's near the hospital, Westfield Woden shopping centre, public offices, and planned transport expansions future CIT & light rail at your doorstep. Positioned on the 21st floor of Grand Central Towers, the residence offers stylish living with exceptional views. Enjoy resort-like amenities including an infinity pool, gym, and various communal spaces, all underscored by modern architecture that highlights natural light and high-end finishes.

Proximity to Urban Excitement: The property is conveniently located just a 12-minute drive from the city centre, providing easy access to Canberra's Centre amenities and excitement.



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
Please Call

View
ljhooker.com.au/HH6H5W

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EER ★★★★★

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(02) 6288 8888

Investment Potential: With a secure lease until December 2025 and a weekly return of \$480, the property offers a lucrative investment opportunity in a prime area with growth potential.

Modern Living Space: Situated on the 21st floor of Grand Central Towers, the apartment features stylish living with exceptional views and resort-like amenities such as an infinity pool, gym, and communal spaces.

High-Quality Interior Features: The apartment boasts an open plan living area with balcony access, ducted heating and cooling, a quality kitchen with SMEG appliances, and a European laundry with a Fisher and Paykel dryer.

Building Amenities: The Grand Central complex offers an infinity pool, rooftop retreat, resident gym, dining room, lounge, library, restricted resident parking, car wash, bike workshop, and a climate-controlled wine cellar.

Financial Details: The property has a living size of 46m² and a balcony size of 8m². The rates are approximately \$1,337.56 per annum, land tax is \$1,636.68 per annum, and body corporate fees are \$736.12 per quarter.

EER: 6.0 Stars

Construction: 2021

An unbeatable financial venture!

Features:

Apartment features:

- Open plan living with access to the balcony with amazing views from the 21st floor
- Ducted heating and cooling
- Quality kitchen with SMEG appliances, integrated dishwasher, and soft close drawers
- Stone bench tops to the kitchen
- The bedroom includes built in robes and can be opened up from/closed off from the living area, adding to the feeling of space
- Quality bathroom with floor to ceiling tiles and semi frameless shower
- European laundry with Fisher and Paykel dryer
- Intercom system
- Card controlled access

Grand Central complex features:

- Infinity pool and deck entertaining area with northerly views from level 5
- Tranquil rooftop retreat with reflection pond
- Resident gym, dining room, lounge and a library
- Restricted resident parking, car wash and bike workshop.
- 4 lifts in the building, 2 for each wing
- Climate-controlled wine cellar

Book your next appointment to view the Grand Central Towers residence before it is no longer available!



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More About this Property

Property ID	HH6H5W
Property Type	Apartment
House Size	54 m2
EER	6
Including	Air Conditioning Intercom Balcony Dishwasher Built-in-Robes

Jane Macken 0408 662 119

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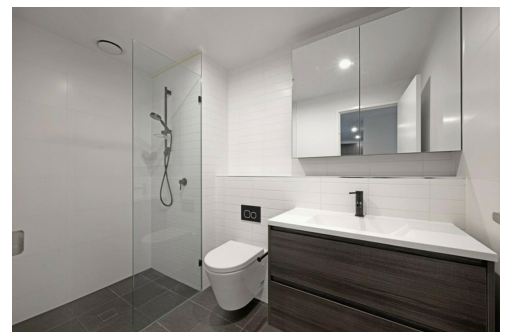
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The site plan and floor plan are not to scale; measurements are indicative and in metres. Bushes and trees are placed for illustration purposes. Plans should not be relied on. Interested parties should make and rely on their own enquiries.



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