



302/2 Furzer Street, Phillip

TWO BEDROOMS PLUS STUDY APARTMENT

Set in the vibrant Woden precinct, this stylish apartment presents a premium opportunity for investors seeking strong returns in a high-demand location. Surrounded by Westfield, popular cafs, and major transport links, it offers exceptional lifestyle appeal for quality tenants.

The light-filled open-plan living flows seamlessly onto a private balcony with elevated district views, while the modern kitchen features stone benchtops and quality appliances. Two spacious bedrooms include built-in robes, complemented by a versatile study ideal as a home office or potential third bedroom.
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.

With an estimated rental return of approximately $750+ per week, this property delivers a strong gross yield of around 6.0% (approx.), making it a highly attractive addition to any investment portfolio.

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FOR SALE
$599,000+

VIEW
Sat 31st Oct @ 10:45AM - 11:15AM

AGENTS

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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

- maintenance, well-positioned, and offering excellent rental potential this is an opportunity not to be missed.

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
- Two 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: 132m2
Balcony size (total): 10m2 (approx.)
Total Living: 103m2
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











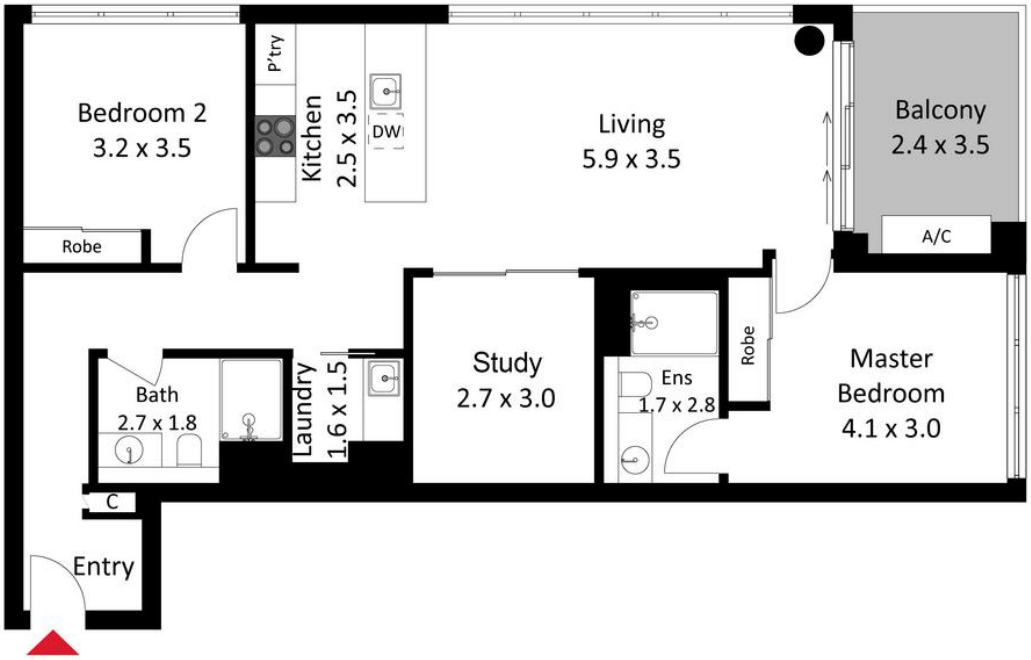
MORE DETAILS

Property ID	JWNH5W
Property Type	Apartment
House Size	103 m2
EER	6

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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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