







314/2 Furzer Street, Phillip

Prime Location, Well Appointed, and Move in Ready

Secure your foothold in one of Canberra's most in-demand precincts with this stylish one bedroom apartment in the acclaimed WOVA complex, right in the heart of Phillip.

Previously tenanted at $470/week, this property offers both a set-and-forget investment with strong rental returns, excellent depreciation potential, and minimal maintenance, or the ideal first home with future growth.

The apartment features a sunlit open-plan living area, SMEG-appointed kitchen with stone benchtops, reverse-cycle air conditioning, an oversized bedroom with mirrored robe, and a private easterly facing balcony. It includes secure basement parking, a storage cage, and access to premium resident facilities-pool, gym, rooftop terrace, cinema, co-working spaces and a growing community of retail and dining destinations literally at your doorstep.

Just a short walk to Westfield Woden, the Canberra Hospital, and the future light rail, this location ensures consistent demand from professionals, hospital staff and public servants, or is the ideal first home in a growing town centre.

1 1 1

FOR SALE
$372,000+

VIEW
Sat 7th Nov @ 9:30AM - 10:00AM

AGENTS
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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.

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Building Amenities:
- Lap pool & sauna
- Resident private cinema
- 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 Haier dryer
- Oversized bedroom
- Reverse cycle split system to each living and master bedroom
- CAT 5 cabling
- Secure access carspace and storage cage
- Rental Estimate: $480.00 - $520.00

- Completion year: 2024
- Strata: $544 p.q (approx)
- Rates: $1,574 p.a. (approx)
- Land Tax: $1,817 p.a. (approx) investors only
- EER: 6 stars
- Living space: 54 sqm
- Balcony space: 10 sqm

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 DETAILS

Property ID	JCMH5W
Property Type	Apartment
EER	6
Including	Air Conditioning Intercom Balcony Dishwasher Built-in-Robes Secure Parking

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The floor plan is not to scale; measurements are indicative and in metres. All features included in this 3D plan are for inspiration purposes only. This is not an exact replica of the property or the position of exterior elements. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

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