

617/15 Bowes Street, Phillip

## Modern Ease in the Heart of Woden

VIEW BY PRIVATE APPOINTMENT ONLY

A home built with real-world needs in mind and a location that's hard to beat. Located in the heart of Woden, 617/15 Bowes Street offers a smart layout, extra-wide proportions and a stack of amenities that make day-to-day living feel just that bit better.

Built in early 2021, this apartment was designed with accessibility front of mind. Think wide doorways, open-plan spaces, a larger-than-standard car space and lift access from the basement. Whether it's for comfort, convenience or long-term planning, the added flexibility just works.

Inside, you're greeted by floor-to-ceiling glass and a light-filled living space with a southwest-facing outlook toward the mountains. The open-plan design flows naturally between kitchen, lounge and dining, with both bedrooms tucked quietly to the side. The balcony is usable year-round and adds even more breathing room.

And when you're not inside? You've got access to an infinity pool, a fully equipped gym, landscaped gardens and a barbecue area that

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**FOR SALE**  
\$500,000

**VIEW**  
By Appointment

**AGENTS**  
Dikshant Dhungel  
0451 404 198  
dikshant.dhungel@ljhmanuka.com.au

**AGENCY**  
LJ Hooker Manuka  
(02) 6239 5551

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Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

actually gets used. There are also two large function rooms on Level 16 for entertaining. Everything you need is right here.

The location is the real win. You're across the road from Westfield, a short walk to cafés, restaurants, Woolies and Coles, government offices, the library and bus interchange. The new CIT campus is next door and the proposed light rail extension is expected to run through this precinct in future. That means smart buying now and smart growth later.

- 79sqm internal + 8sqm balcony (87sqm total)
- Two bedrooms with built-in robes
- Two bathrooms including ensuite
- Extra-wide car space in secure basement
- Full-sized kitchen with modern appliances
- Open-plan living with floor-to-ceiling glass
- Double glazed windows
- East-facing with great natural light
- Ducted reverse-cycle air conditioning
- Infinity pool, gym, BBQ area and gardens
- Two rooftop function rooms with panoramic views
- Secure lift access and intercom
- Accessibility-focused design throughout
- Walk to everything in Woden including Westfield, shops, library and public transport
- Next door to new CIT and proposed future light rail stop

EER: 5.5

Rates: \$422pq (approx.)

Strata: \$1,459.83pq (approx.)

Internal Living: 79sqm (approx.)

Balcony Area: 8sqm (approx.)

Year Built: 2021

#### Disclaimer:

While all care has been taken in compiling information regarding properties marketed for rent or sale, we accept no responsibility and disclaim all liabilities regarding any errors or inaccuracies contained herein. All parties should rely on their own investigation to validate the information provided.



## MORE DETAILS

Property ID	1U3DFMF
Property Type	Apartment
House Size	87 m2
EER	5.5
Including	Air Conditioning Intercom Pool Balcony Gym Dishwasher Secure Parking Liveability

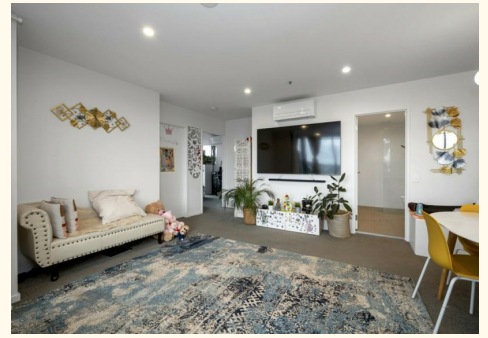
**Dikshant Dhungel 0451 404 198**

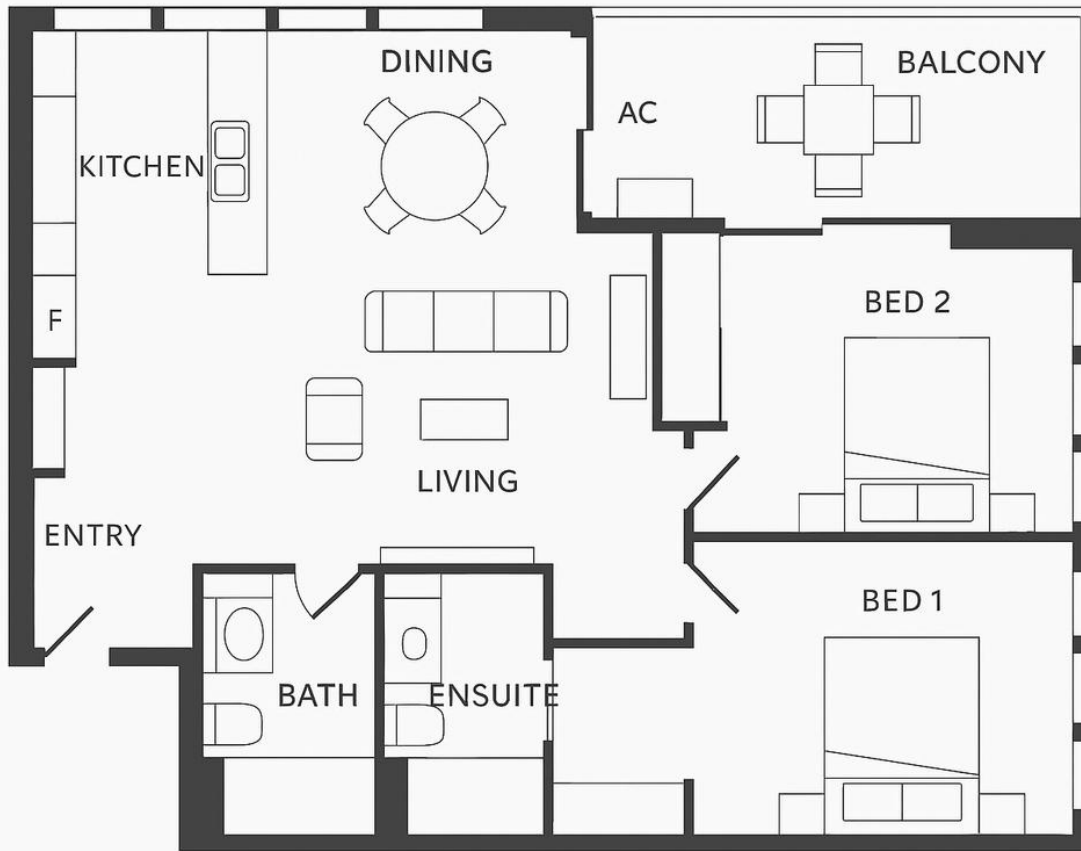
Property Consultant | [dikshant.dhungel@ljhmanuka.com.au](mailto:dikshant.dhungel@ljhmanuka.com.au)

**LJ Hooker Manuka (02) 6239 5551**

20 Bougainville Street, MANUKA ACT 2603

[manuka.ljhooker.com.au](http://manuka.ljhooker.com.au) | [manuka@ljhmanuka.com.au](mailto:manuka@ljhmanuka.com.au)





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