





715/6 Furzer Street, Phillip

Contemporary Living with Resort-Style Amenities

Located in the heart of Phillip, WOVA offers an unparalleled contemporary lifestyle. Meticulously designed to cater to your individual preferences, combining convenience with luxury. Situated on the seventh floor.

The apartment itself offers a clean, contemporary interior defined by a well-considered floor plan and quality finishes throughout. The kitchen is appointed with SMEG appliances and a stone benchtop, complemented by streamlined cabinetry and excellent storage, delivering a practical yet refined space for both everyday use and entertaining.

Accommodation comprises two well-sized bedrooms, each featuring mirrored built-in robes and floor-to-ceiling windows. The main bedroom is complemented by a private ensuite. Both bathrooms are finished in contemporary tones with quality fittings, maintaining a consistent sense of style and cohesion throughout the apartment.

Within walking distance, you have access to Westfield Woden, Bradley Street Dining Precinct, Canberra Public Hospital, and the Woden Bus Interchange. There are also several parks nearby to

2 2 2

FOR SALE
$535,000+

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

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AGENCY
LJ Hooker Manuka
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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.

enjoy a picnic or light stroll with your furry friend. Nearby is also the newly completed CIT campus, which offers a range of vocational courses.

Features:
- Rooftop terrace with panoramic views
- Indoor lap pool
- Full-sized fitness studio and gym
- Open collaboration spaces
- Private cinema for exclusive screenings
- Entertaining areas including lounge and dining facilities
- Commercial kitchen and function space for events
- Meticulously landscaped gardens for a serene environment
- Split System AC
- Double glazed floor to ceiling windows
- SMEG Kitchen Appliances
- - Centrally located within walking distance to Woden & Canberra Hospital
- Kitchen featuring stone benches and quality appliances
- Balcony with access from the living room
- European laundry

Key distances:
- Approx. 8 minutes walk to Westfield Shopping Centre
- Approx. 6 minutes drive to Canberra Hospital
" Approx. 9 minutes walk to Woden bus interchange
- Within minutes to popular dining at Belluci's and Space Kitchen café
- Close proximity to Phillip swimming and ice skating centre, Phillip oval, Canberra City Centre, Canberra Airport, and Lake Burley Griffin

Key Figures:
EER: 6
Rates: $452pq (approx.)
Land Tax (for investors): $557pq (approx.)
Strata: $1,250pq (approx.)
Internal Living: 80 sqm (approx.)
Balcony: 9 sqm (approx.)
Year Built: 2024

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.



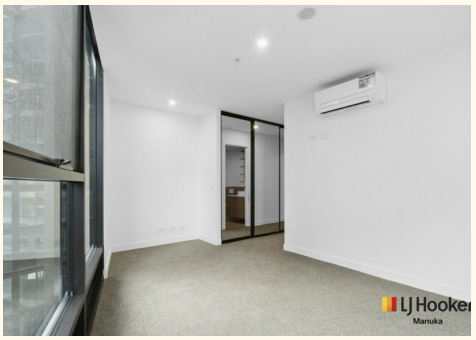
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MORE DETAILS

Property ID	1UVAFMF
Property Type	Apartment
House Size	80 m2
EER	6
Including	Air Conditioning Intercom Pool Balcony Gym Dishwasher Built-in-Robes Liveability





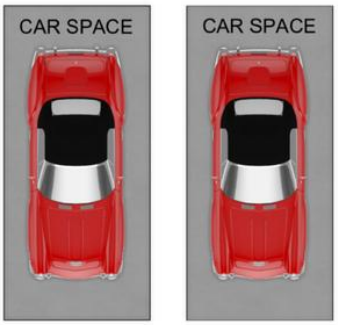


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Manuka

Indicative only. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However, we cannot guarantee its accuracy and interested persons should rely on their own enquiries.

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