

## Phillip, 725/15 Bowes Street

### Comfort & Convenience at Your Doorstep!

This stylish 1-bedroom apartment offers the perfect blend of modern living, low-maintenance comfort, and resort-style amenities.

With an open plan living and dining area that flows seamlessly to your private balcony, this apartment is designed for relaxation and easy living.

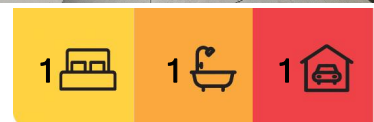
Ideally located, this apartment is just steps away from Woden Westfield and the bus interchange, ensuring that all your shopping, dining, and transportation needs are right at your doorstep.

Features include:

- \* Spacious bedroom with built-in robe.
- \* Well-appointed kitchen with ample storage and dishwasher.
- \* Reverse cycle heating/cooling for year-round comfort.



**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/HP00FF8H](http://ljhooker.com.au/HP00FF8H)

**Contact**  
**Kathy Komar**  
0455 891 351  
[kkomar@ljhbelconnen.com.au](mailto:kkomar@ljhbelconnen.com.au)

**EER** ★★★★★

**LJ Hooker Belconnen**  
**(02) 6251 1477**

- \* Open plan living/dining with direct balcony access.
- \* Resort-style amenities including rooftop terrace, gym, and pool.
- \* Northerly aspect.
- \* Secure garage parking with additional storage space.
- \* Ideally located within walking distance to Woden Westfield, new CIT and the bus interchange.

- \* Living Size: 58sqm
- \* Balcony Size: 8sqm
- \* Rates: \$1,552 p.a.
- \* Strata: \$2,870
- \* Land Tax: \$1,867 p.a. (investors only)

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## More About this Property

<b>Property ID</b>	HP00FF8H
<b>Property Type</b>	Apartment
<b>House Size</b>	58 m <sup>2</sup>
<b>EER</b>	6

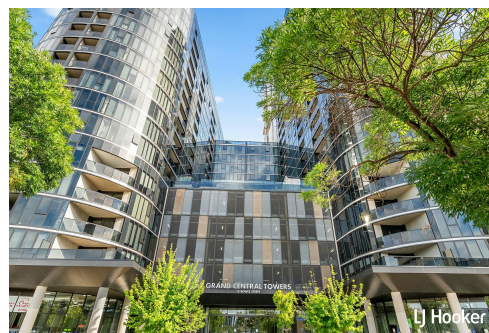
**Kathy Komar 0455 891 351**

Sales Agent | [kkomar@ljhbelconnen.com.au](mailto:kkomar@ljhbelconnen.com.au)

**LJ Hooker Belconnen (02) 6251 1477**

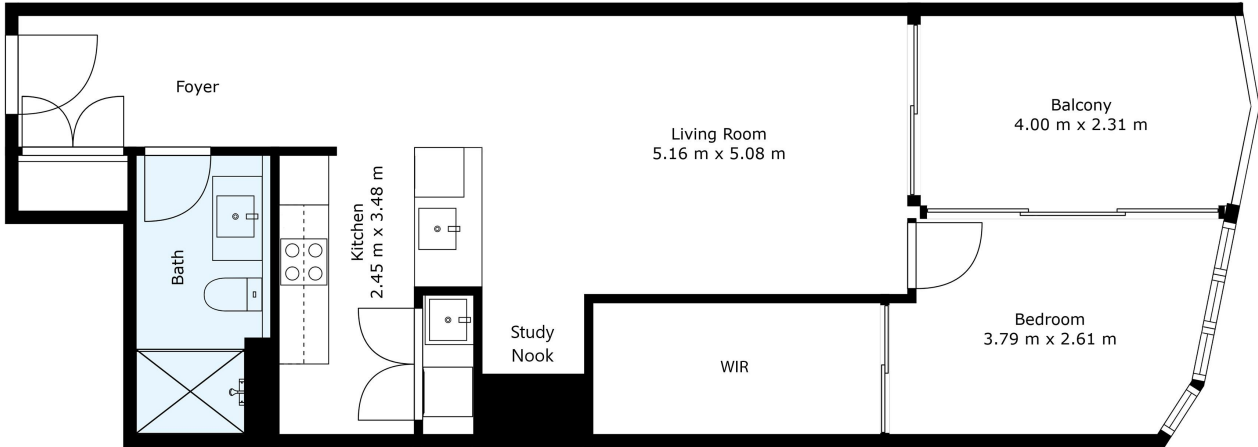
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*Disclaimer: Plans are indicative only and should be checked by the prospective purchaser. Plans shown are for presentation purposes and are not part of any legal document. All measurements and figures are approximate. The information herein is gathered from sources we believe to be reliable.*

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