

302/2 Furzer Street, Phillip

## Opportunities in WOVA




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 cafés, 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.

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

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### FOR SALE

649,900 +

### VIEW

Sat 2nd May @ 12:20PM - 12:50PM

### AGENTS

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Sue Supaphien  
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### AGENCY

LJ Hooker Woden | Weston  
(02) 6288 8888

**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	House
House Size	103 m2
EER	6

**Jane Macken 0408 662 119**

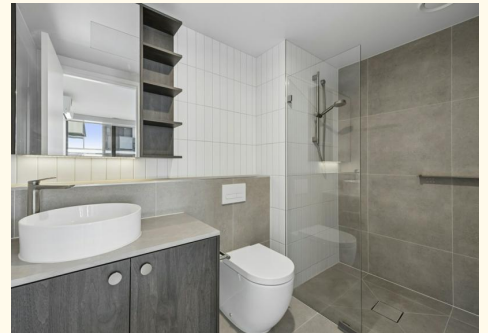
Franchise Owner, Licensee, Licensed Agent ACT/NSW |  
jane.macken@ljhwodenweston.com.au

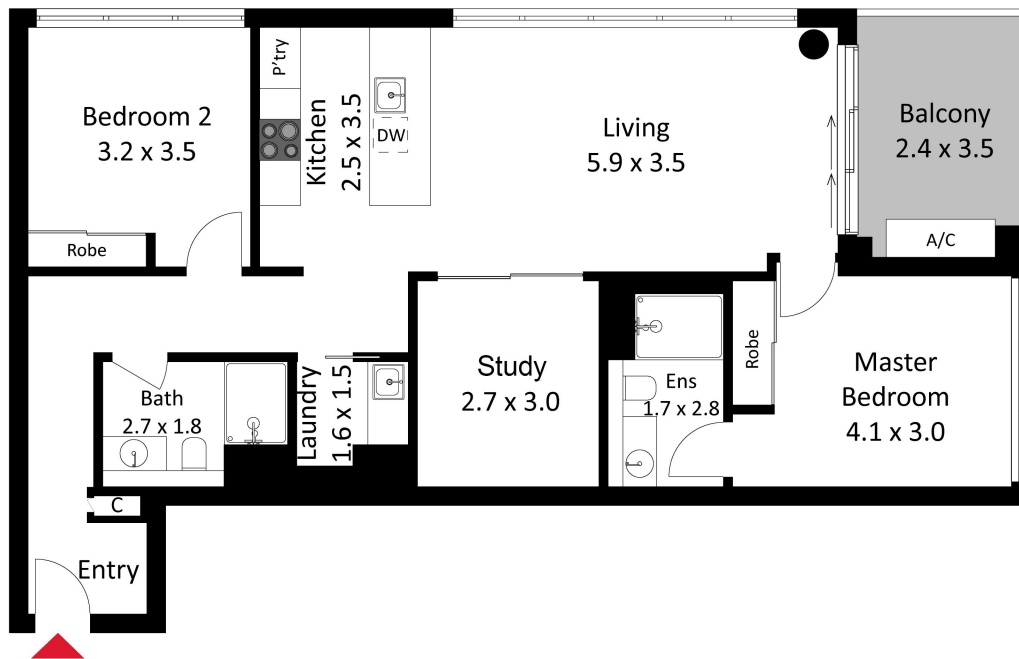
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The floor plan is not to scale; measurements are indicative and in metres. Exterior elements are not in position. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

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