



709/15 Bowes Street, Phillip

## Comfort, Space and Lifestyle in the Heart of the Woden Valley

Convenience, light and an exceptionally functional floorplan come together in this beautifully designed two-bedroom, two-bathroom apartment within the Grand Central Towers. Offering a thoughtful layout, expansive living spaces and access to some of Woden Valley's most impressive resident facilities, this is apartment living at its finest.

The intelligently designed floorplan positions both bedrooms on one side of the apartment, allowing the remainder of the home to be dedicated to generous open plan living and a separate dining area. This separation creates a wonderful sense of space and flow, ideal for both everyday living and entertaining.

Floor-to-ceiling glazing enhances the apartment's light-filled interiors, drawing natural light through the living and dining zones while framing the expansive views beyond. The kitchen is perfectly positioned to overlook the living areas and views, forming a central hub of the home and ensuring effortless connection when hosting guests or enjoying family meals.

The master bedroom is a private retreat, complete with a walk-through robe and a well-appointed ensuite. The second bedroom is also generously sized and located close to the main bathroom, providing flexibility for guests, shared living or a home office

2 2 1

### FOR SALE

\$529,000+

### VIEW

Sat 21st Feb @ 12:55PM - 1:15PM

### AGENTS

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### AGENCY

LJ Hooker Woden | Weston  
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We cannot guarantee or give any warranty about the information provided.  
Interested parties must rely solely on their own enquiries.



arrangement.

Residents of Grand Central Towers enjoy exclusive access to an outstanding suite of resort-style amenities, including an infinity pool and entertaining deck, a tranquil rooftop retreat with reflection pond, fully equipped gym, residents' dining room, lounge and library. The complex is renowned for its contemporary architectural design, light-filled communal spaces and premium finishes throughout, offering a lifestyle that extends well beyond the apartment itself.

With secure parking for one car and a location in the heart of the Woden Valley, just moments from Westfield Woden, public transport and key employment hubs, this apartment presents an outstanding opportunity for those seeking quality, comfort and long-term appeal. Currently rented at \$650 per week on a fix term until the end of Feb 2026, owner occupiers and investors alike are ready to enjoy the benefits of this well positioned apartment.

- Two-bedroom, two-bathroom apartment with intelligent, functional layout
- Bedrooms positioned on one side, creating expansive living and dining zones
- Large open plan living area with separate dining space
- Stunning views
- Kitchen equipped with island bench, feature lighting, stone benchtops, smeg cooktop and oven plus dishwasher, overlooking the living areas and views
- Master bedroom with walk-through robe and private ensuite
- Generous second bedroom located near main bathroom
- Reverse cycle heating and cooling unit to the living area plus stylish ceiling fans to living and master bedroom
- Space saving euro laundry
- Secure parking for one car plus storage cage

Living size: 75m2 living + 8m2 balcony (approx.)

Rates: \$1,596.43 p.a (approx.)

Land tax: \$1,861.36 p.a (approx.) (only if rented)

Body corporate: (TBA)

Construction: 2021

EER: 6 stars

## MORE DETAILS

|               |        |
|---------------|--------|
| Property ID   | JRMH5W |
| Property Type | House  |
| EER           | 6      |

**Jane Macken 0408 662 119**

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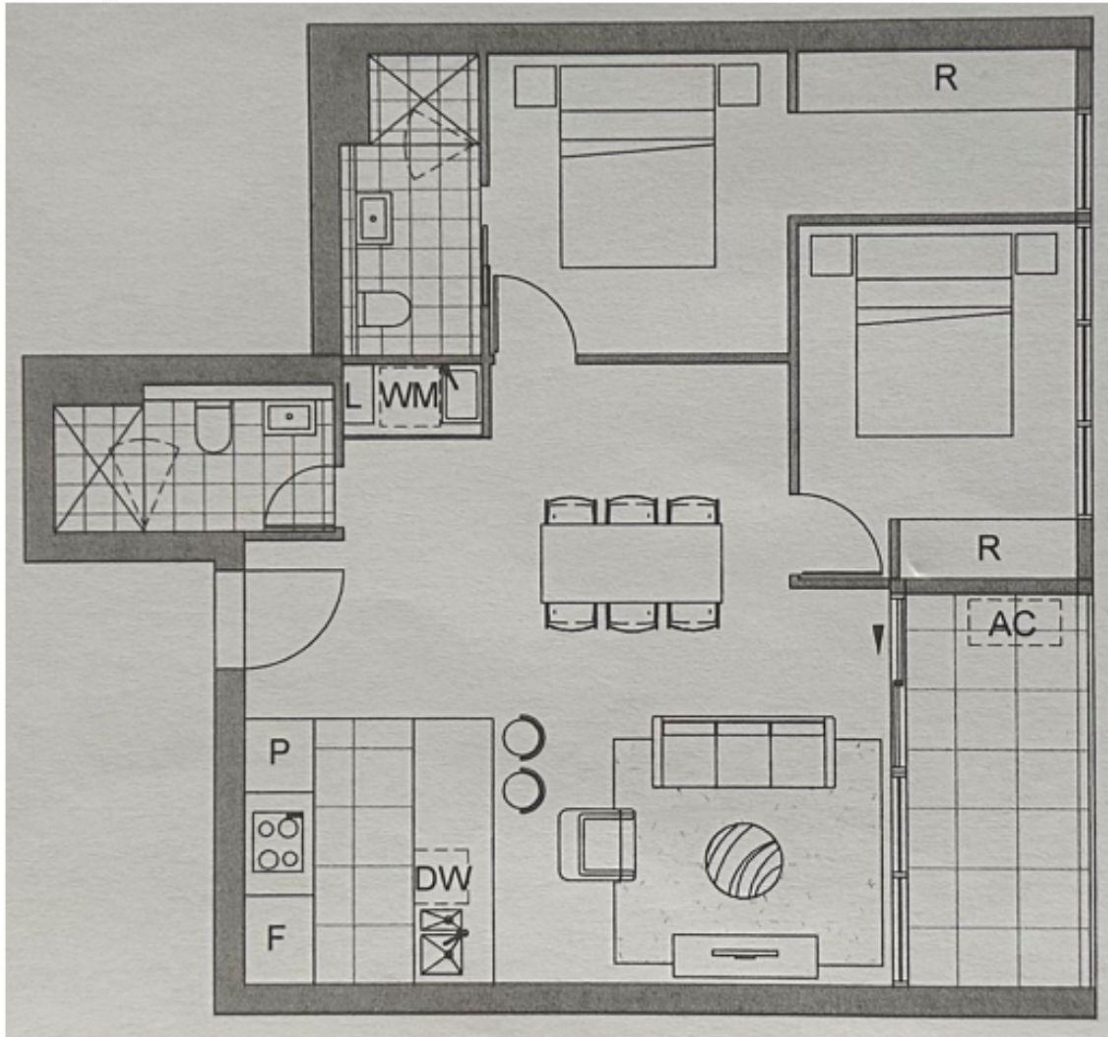
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The Floor plan is not to scale; measurements are indicative and in metres. Exterior elements are not in position. Plans should not be relied on. Interested parties should make and rely on their own enquires

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