

819/15 Bowes Street, Phillip




## Elevated Corner Living with Panoramic Woden Valley Views

Positioned within the highly sought-after Grand Central Towers, this spacious, light-filled corner apartment delivers an exceptional lifestyle in the heart of Woden.

Completed in 2021, this beautifully appointed two-bedroom, two-bathroom residence captures breathtaking, uninterrupted views across the Woden Valley, stretching towards Red Hill, O'Malley, Isaacs, Mawson, Farrer, Mount Taylor and the stunning Brindabella Ranges. Whether relaxing in the living area or unwinding on the balcony, the outlook is simply captivating-perfect for enjoying every sunrise, sunset, and everything in between.

Ideally located between the Hellenic Club of Canberra and Westfield Woden, convenience is at your doorstep, with dining, shopping, and entertainment just moments away. Even closer to home, enjoy the ease of having an Indian and Nepalese grocer, laundromat, barber, and convenience store right downstairs.

Inside, the apartment showcases a contemporary open-plan design, enhanced by floor-to-ceiling double-glazed windows that flood the space with natural light while framing the spectacular views. The

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**FOR SALE**  
\$470,000+

**VIEW**  
By Appointment

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 **LJ Hooker**

kitchen serves as the heart of the home with a stone island bench, dishwasher and electric cooktop, seamlessly connecting to the living and dining areas.

Residents of Grand Central Towers enjoy access to resort-style amenities including an infinity swimming pool, fully equipped gym, rooftop entertaining areas, function rooms, and a sophisticated cocktail lounge-offering the ultimate in lifestyle and leisure.

**Features:**

- Spacious corner apartment with panoramic views from both living areas and balcony
- Two large bedrooms, both with mirrored built-in wardrobes
- Master bedroom with ensuite and split system air conditioning
- Second bedroom with direct balcony access
- Stylish kitchen with stone island bench & dishwasher
- Bathrooms with wall-hung vanity and mirrored cabinets
- Split system air conditioning to living area
- Floor-to-ceiling double-glazed windows
- Quality finishes including carpets, recessed lighting, blinds and curtains
- European-style laundry with dryer
- One secure car space plus storage
- A premium, resort-style complex offering infinity pool, rooftop entertaining, gym, private function spaces and exclusive resident lounges

**Facts & Figures:**

- Living space: 79m<sup>2</sup>;
- Balcony: 8m<sup>2</sup>
- Completed: 2021
- Body Corporate: \$1492 per quarter
- EER: 6 stars

This is an outstanding opportunity to secure a premium apartment offering space, style, and one of the best outlooks in Woden.

**Disclaimer:**

Please note that while all care has been taken regarding general information and marketing information compiled for this advertisement, LJ HOOKER TUGGERANONG does not accept responsibility and disclaim all liabilities in regard to any errors or inaccuracies contained herein. Figures quoted above are approximate values based on available information. We encourage prospective parties to rely on their own investigation and in-person inspections to ensure this property meets their individual needs and circumstances.



## MORE DETAILS

Property ID                    CTRHQH  
Property Type                House  
House Size                    79 m2  
EER                              6

### **Sally McCallum 0410 835 087**

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The floor plan is not to scale; measurements are indicative and in metres. All features included in this 3D plan are for inspiration purposes only. This is not an exact replica of the property or the position of exterior elements. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

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