

SOLD



Phillip, 913/15 Bowes Street

Two living areas and two incredible views - a RARE find!

Convenient location, stunning natural light from both directions, a functional floorplan with two separate living areas and incredible resort-style facilities. It is rare to find an apartment that ticks all these boxes, though look no further. Welcome home.

Located in the heart of the Woden Valley, minutes' walk to the Westfield Town Centre, bus interchange and future CIT. Unit 913 is positioned perfectly in the middle of the two towers, allowing for a rare floorplan embracing floor to ceiling windows along both sides of the living and dining areas, allowing northerly views to Telstra Tower from the living area and views to Mt Taylor from the dining and balcony.

The well-appointed kitchen anchors the two living areas, featuring a generous island bench and breakfast bar, SMEG appliances, feature tiling and lighting plus dishwasher and already oversized fridge space. The clever floorplan allows for easy entertaining and flow between the living areas and balcony.



For Sale
\$539,000 +

View
ljhooker.com.au/HWRH5W

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EER ★★★★★★

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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.

Two bedrooms are on offer, delightfully segregated, the master offers a R/C heating and cooling unit and luxe ensuite, bedroom two a northerly aspect, both with mirrored built in robes plus the same beautiful views and the sunlight that pours through. There is also a R/C unit in the living area, concealed laundry, plus two secure car spaces with storage cage.

Relax in style within Grand Central Towers rooftop retreat, infinity pool, gym, dining room, lounge & library. This stunning architectural building immures itself into nature with light, open spaces, and high-quality finishes throughout the complexes contemporary design.

Combining a long list of features and ever-popular location also close to The Canberra Hospital and Government offices, this apartment is ideal for any live-in owner that is looking for a new home, or with a fantastic rental potential of \$640 - \$660 per week, an astute investor looking for a perfect property to grow their portfolio.

Apartment features;

- Rare and practical floorplan with separate living and dining areas
- 9th floor position embracing floor to ceiling windows on both sides of the living areas, embracing natural light
- Views to both Black Mountain Tower and Mt Taylor
- Double glazed windows throughout
- Modern, central kitchen with SMEG appliances, integrated dishwasher and soft close drawers plus large fridge space, feature tiling, lighting and stone benchtops
- Master bedroom with built in robes and spacious ensuite plus its own R/C unit
- Bedroom two with built in robes and a northerly aspect
- Concealed laundry with dryer
- Card controlled access
- Two secure parking spaces
- Lockable storage cage
- LED lighting
- Visitor access via audio intercom system
- Walking distance to Westfield Woden and Woden Town Centre where you have everything you need
- Located directly beside the bus interchange and the future CIT & light rail stop

Grand Central complex features;

- Infinity pool and deck entertaining area with northerly views from level 5
- Tranquil rooftop retreat with reflection pond
- Resident gym, dining room, lounge and library
- Restricted resident parking, car wash and bike workshop.
- 4 lifts in the building, 2 for each tower
- Climate-controlled wine cellar

Living size: 88m² living + 8m² balcony (approx.)

Rates: \$1,443.89 p.a (approx.)

Land tax: \$1,811.92 p.a (approx.)

Body corporate: \$1,259.91 p.q (approx.)

EER: 6 stars

Year built: 2021



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Rental potential: \$640 - \$660 p/w

More About this Property

Property ID	HWRH5W
Property Type	House
House Size	96 m2
EER	6

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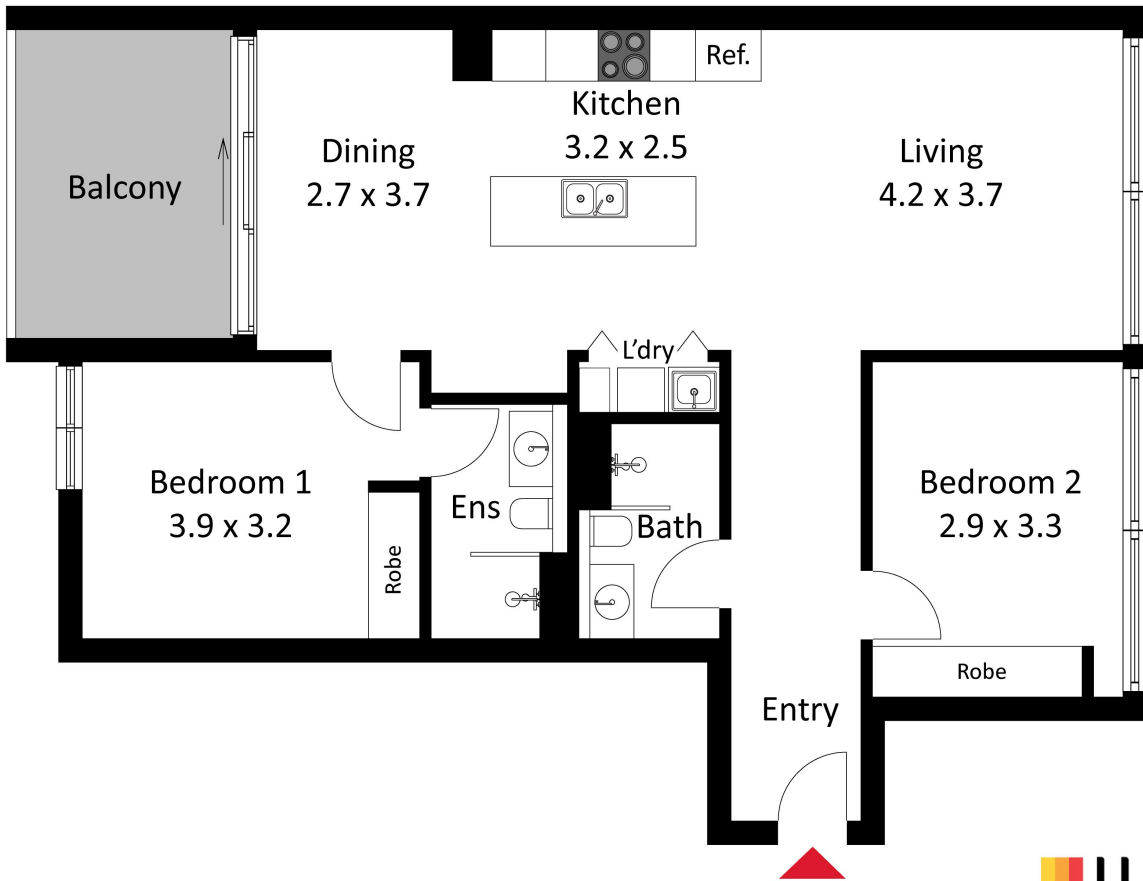
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The site plan and floor plan are not to scale; measurements are indicative and in metres. Bushes and trees are placed for illustration purposes. Plans should not be relied on. Interested parties should make and rely on their own enquiries.



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