



1328/15 Bowes Street, Phillip

## Set & Forget Investment

Perched on the 13th floor of Grand Central Towers, this one-bedroom apartment is the ultimate low-maintenance investment. This unit offers reliable returns with no vacancy headaches, these apartments are always in demand.

Tenants love the modern design, luxury resident facilities, and unbeatable location just steps from Westfield Woden, dining, transport, and employment hubs. For investors, it's a true set and forget property: strong rental appeal, long-term growth, and secure income from day one.

### Overview:

- 1 Bed | 1 Bath | 1 Car + Storage
- North-East facing with private balcony & elevated views
- Sleek Smeg kitchen, split system aircon
- Resident-only pool, gym & BBQ areas
- Secure basement car park + storage cage

### Rates/Size:

- Rates: \$1,728 p.a. (approx.)
- Land Tax: \$1,933 p.a. (approx.)
- Body Corporate: \$917.35 p.q. (approx.)
- EER: 6.0

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### FOR SALE

\$349,000+

### AGENTS

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Eoin Ryan-Hicks  
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### AGENCY

LJ Hooker Kippax  
(02) 6255 3888

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.

 **LJ Hooker**

- Living 51sqm + Balcony 8sqm (total 59sqm)

This is the kind of property that rents itself and rarely sits vacant, ideal for the investor chasing strong returns with minimal effort. All information contained herein is gathered from sources we consider to be reliable. However, we cannot guarantee or give any warranty about the information provided. Interested parties must solely rely on their own enquiries.

## MORE DETAILS

Property ID	1HSWF9U
Property Type	Unit
House Size	59 m2
EER	6

### **Olivia Schultz 0415 366 287**

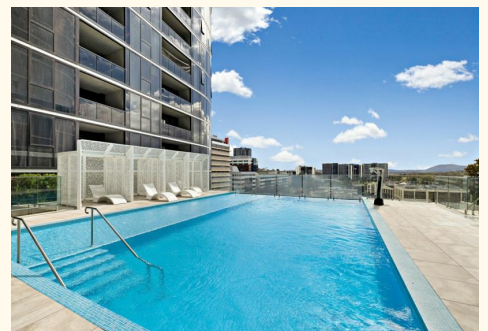
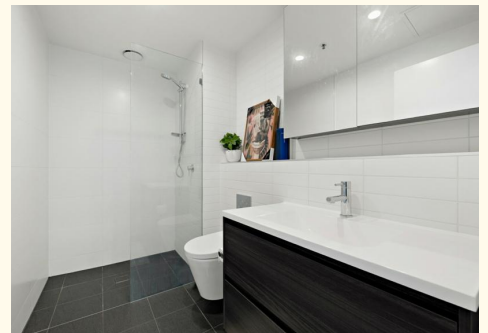
Licensed Agent | Team Ryan-Hicks | [olivia.schultz@ljhkipax.com.au](mailto:olivia.schultz@ljhkipax.com.au)

### **Eoin Ryan-Hicks 0424 042 419**

Franchise Owner | Sales Manager | Licensed Agent ACT & NSW |  
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### **LJ Hooker Kippax (02) 6255 3888**

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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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