



1409/49 Furzer Street, Phillip

Sky-High Style in the Heart of Woden

FIND.

Perched high within the sought-after W2 complex, this contemporary apartment captures breathtaking views across Woden and towards Telstra Tower. Designed for modern living, it combines sleek finishes, light-filled interiors and a superbly central location that places everything you need right at your doorstep. Perfectly positioned next to Westfield Woden, restaurants, cafés, and transport, this is the ideal home for professionals, first home buyers or investors seeking convenience and style in equal measure.

LOVE.

From the moment you step inside, you'll be greeted by a sense of space and natural light. The open plan living and dining area flows seamlessly onto a generous balcony, the perfect spot to relax and soak in the panoramic views. A sleek modern kitchen anchors the home, complete with quality appliances and abundant storage. Both bedrooms are spacious and fitted with built-in robes, while the bathroom showcases a stylish contemporary design. A European laundry adds practicality, and residents can enjoy access to a beautifully appointed communal BBQ area for easy entertaining.

2 1 1

FOR SALE

\$530,000

AGENTS

Olivia Schultz
0415 366 287
olivia.schultz@ljhkippax.com.au

Eoin Ryan-Hicks
0424 042 419
Eoin.ryan-hicks@ljhooker.com.au

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.



LIVE.

Located in the heart of Phillip, this near-new apartment offers effortless access to every amenity imaginable. Westfield Woden is just steps away, offering shopping, dining and entertainment at your fingertips. Canberra Hospital, local parks and fitness facilities are all within close reach, while easy public transport connections make commuting to the city a breeze. Whether you're after a convenient lifestyle or a smart investment opportunity, this apartment delivers the perfect balance of location and lifestyle.

ABOUT THE AREA

Local Transport:

- Bus interchange and future light rail stop within walking distance
- Easy access to the City, Canberra Hospital and surrounding suburbs

Shopping & Dining:

- Next to Westfield Woden with retail, dining and entertainment options

" Moments to Hellenic Club, Phillip dining precinct and cafés

Schools & Facilities:

- Canberra College
- CIT Woden Campus
- Canberra Hospital

OVERVIEW:

- Located in the modern W2 complex
- 2 bedrooms, both with built-in robes
- Spacious open plan living and dining
- Large kitchen with quality appliances and ample storage
- Naturally lit interiors with floor-to-ceiling windows
- European laundry
- Modern bathroom
- Balcony with sweeping views of Telstra Tower and Woden
- Communal BBQ and entertaining area
- Secure car space
- Near-new building completed in 2024

RATES / SIZE:

Living Size: 72sqm approx.

Balcony Size: 9sqm approx.

Rates: \$1909 p.a approx.

Land Tax: \$2,221 p.a approx.

Body Corporate: \$1,083 p.q approx.

EER: 6.0

Year Built: 2024

Rental Appraisal: \$550-\$570 per week

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.

Disclaimer:

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.

EER ★★★★★★

MORE DETAILS

Property ID	1HVXF9U
Property Type	Unit
House Size	72 m2
EER	6

Olivia Schultz 0415 366 287

Licensed Agent | Team Ryan-Hicks | olivia.schultz@ljhkipax.com.au

Eoin Ryan-Hicks 0424 042 419

Franchise Owner | Sales Manager | Licensed Agent ACT & NSW |
Eoin.ryan-hicks@ljhooker.com.au

LJ Hooker Kippax (02) 6255 3888

Cnr Luke Street & Hardwick Crescent, HOLT ACT 2615
kipax.ljhooker.com.au | kipax@ljhooker.com.au





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.

1409/49 Furzer Street, Phillip

 **LJ Hooker**

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**