

**1811/49 Furzer Street, Phillip, ACT, 2606**



**Apartment For Sale**

Saturday, 23 November 2024

1811/49 Furzer Street, Phillip, ACT, 2606

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**

## **SOLD-OFF MARKET A stunning residential tower perfectly positioned in the heart of Woden**

Modern Elegance Meets Urban Convenience: Your Dream One-Bedroom Apartment Awaits

Located on the 18th floor of a vibrant complex

Discover the perfect blend of sophistication and comfort in this beautifully designed one-bedroom apartment. Nestled high on the 18th floor, this north-facing property offers stunning city views and an enviable urban lifestyle.

Step into the spacious open-plan living and dining area, where natural light pours through floor-to-ceiling double-glazed windows, creating a bright and airy ambiance. The rich timber-style hybrid flooring seamlessly complements the cozy, carpeted bedroom, offering the best of both worlds.

The heart of the home, the kitchen, is a true culinary masterpiece. Featuring premium Scandinavian ASKO appliances, a chic reconstituted stone island with breakfast bar, and an integrated microwave nook, every detail has been considered. The mirrored splashback adds a touch of glamour, while soft-close cabinetry and a double sink ensure practicality meets luxury.

The generously sized bedroom boasts built-in wardrobes and opens directly onto your private balcony-perfect for savoring your morning coffee or enjoying a glass of wine under the stars. The stylish bathroom, complete with full-height tiles, a wall-mounted vanity, and brushed chrome fixtures, offers a spa-like retreat after a long day.

Enjoy modern living with a host of additional features, including reverse cycle air conditioning, energy-efficient LED lighting, and NBN readiness. The property also includes a secure tandem car space and convenient guest parking within the complex.

Whether you're a first-home buyer, savvy investor, or downsizer seeking effortless living, this apartment is a must-see. Don't miss your chance to own a slice of modern city life.

### Key Features:

- Spacious one-bedroom with built-in robes
- Private balcony with panoramic views
- Premium ASKO kitchen appliances and stone benchtop
- Double-glazed windows for year-round comfort
- Reverse cycle heating and cooling
- Secure tandem car spaces
- North-facing with abundant natural light

### Location:

- 1 mins walk to Westfield Shopping Centre
- 4 mins walk to Bradley Street Dining precinct
- 7 mins walk to CIT Woden
- 7 mins walk to Woden Interchange
- 8 mins walk to Hellenic Club of Canberra
- 8 mins drive to Canberra Hospital
- 13 mins drive to ANU
- 18 mins drive to Canberra Airport

### Property Numbers: (approx.)

- Internal area: 53 m<sup>2</sup>

- Balcony area: 8 m<sup>2</sup>
- Total Living area: 61m<sup>2</sup>
- EER: 6
- Built 2024