



# FOR SALE

## RENTED UNTIL OCTOBER- EASY CARE INVESTMENT OR FIRST HOME.

Last sales of 1/1/1 Grand Central  
725/15 Bowes Street- \$390,000 17th February 2025 (same size)

Well designed to maximise the space, capture natural light and provide an easy care place to call home. Enjoy the choice of cooking at home or exploring the many local restaurants and cafes at your doorstep.

The apartment offers open plan living with floor to ceiling windows capturing an abundance of natural light, while opening up to the balcony for more space and also allowing plenty of air flow through the property. With a cleverly designed kitchen, tucked away so you don't have to look at the dishes while enjoying dinner. The master bedroom has mirrored built in robes, along with access out to the balcony perfect for morning coffees.

Everything you could possibly want is at your doorstep in this beautiful apartment with the complex offering a pool, gym along with residences lounge and so much more. Unwind by the reflection pond or get your bike ready for the weekend at the bike workshop. Walk to Westfield, an abundance of local restaurants or unwind at the nearby parks. Close to the future light rail along with where the CIT Woden will be completed in 2025.

- 9th floor position
- SMEG ceramic cooktop, rangehood, oven and dishwasher
- Reverse cycle split system air conditioning to living room
- Floor-to-ceiling double glazed windows
- Modern dark colour scheme throughout
- Storage cage
- Secure carpark
- Secure lift access
- Rented \$450 per week until October 2025
- Built 2021
- Rates \$388 approx. a quarter
- Land tax- \$456 approx. a quarter

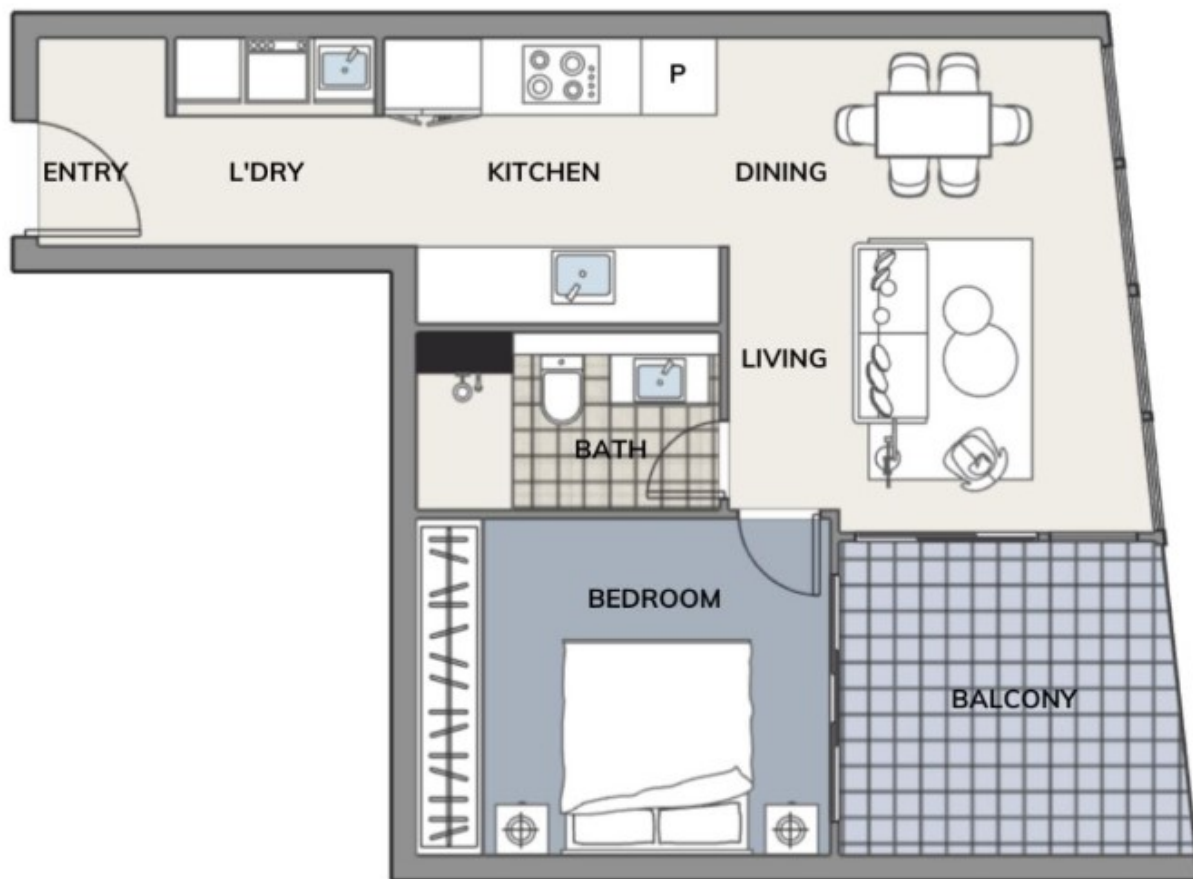
1 BED | 1 BATH | 1 CAR

PRICE:  
\$390,000

OPEN FOR INSPECTION:  
N/A



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Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.