

# FOR SALE

## DISCOVER YOUR MODERN URBAN RETREAT IN THE HEART OF WODEN

Located in the iconic Alexander Building—originally constructed in the 1960s and beautifully renovated in 2020—this one-bedroom, one-bathroom apartment perfectly balances industrial charm with contemporary elegance.

Soaring 3.4-meter ceilings and exposed elements in the open-plan kitchen, dining, and living area create a loft-inspired, expansive feel. Premium Smeg appliances, 20mm benchtops, and an integrated dishwasher make the kitchen a chef's dream. Hybrid timber floors and energy-efficient LED downlights add to the space's modern appeal.

With a cozy atmosphere, the bedroom features a 2.75-meter ceiling, loop-pile carpet, built-in robe, and full-length curtains for privacy. Stylish floor-to-ceiling tiles elevate the bathroom, creating a relaxing and functional space.

Year-round comfort is ensured with double-glazed windows and an AC split system. A functional laundry with additional shelving adds convenience to daily living. The private balcony offers breathtaking views of the Brindabellas, making it an ideal spot for morning coffee or unwinding in the evening. Currently rented as a airbnb this apartment can continue on as a set and forget investment, or be your new place to call home,

### Features

- Smeg cook top & oven
- Beautiful one wall kitchen with 20mm kitchen benchtops
- Quality SMEG appliances
- AC split system
- Double glazed windows throughout
- Easy care & hard wearing hybrid timber flooring
- LED downlights
- 3.4m ceilings exposed ceiling to kitchen, dining & living
- 2.75m ceiling to bedroom
- Floor to ceiling tiles in bathroom

1 BED | 1 BATH | 1 CAR

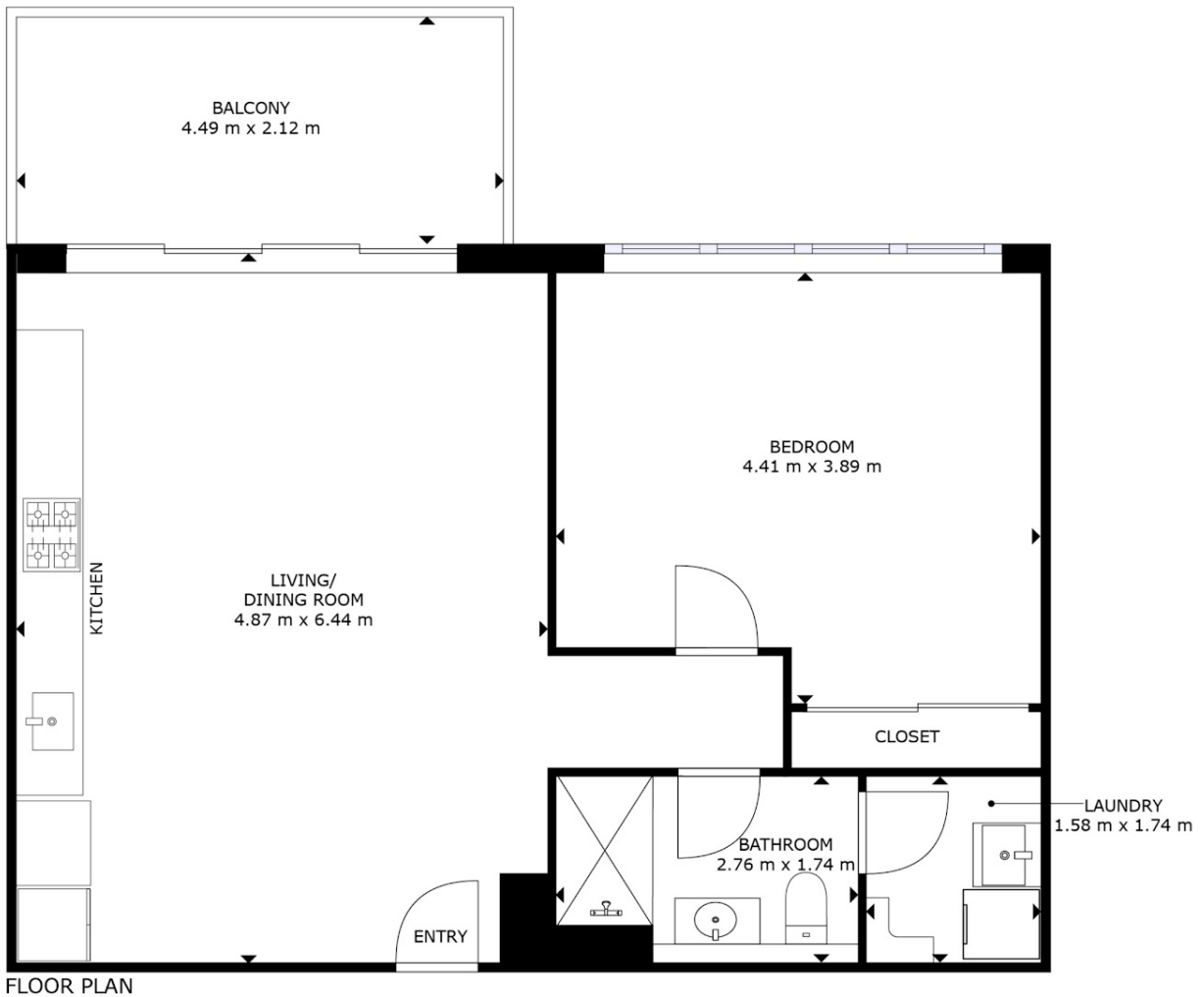
PRICE:  
\$499,000+

OPEN FOR INSPECTION:  
May 24 at 10:30am - 11:00am



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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.