

10/7 Irving Street, Phillip, ACT 2606



Sold Unit

Thursday, 10 August 2023

10/7 Irving Street, Phillip, ACT 2606

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Area: 129 m2

Type: Unit

\$610,000

Experience the ultimate lifestyle at the heart of the Woden Valley! This impeccable ground floor 2-bedroom apartment in the coveted 'Trilogy' complex epitomizes modern living. Boasting a generous 129m² of indoor and outdoor space, this residence is tailor-made for first-time homeowners, downsizers, and astute investors. Immerse yourself in the vibrant atmosphere of this prime location, just a stone's throw away from Westfield Woden and a myriad of shopping, dining, and entertainment options. Say goodbye to long commutes and exorbitant parking fees, as government departments and offices are within genuine walking distance. Envision the convenience and savings that come with this exceptional lifestyle. Step inside and be captivated by the contemporary open plan design. The modern kitchen, featuring stylish Bosch appliances and durable 20mm reconstituted stone benchtops, is perfect for cooking enthusiasts. The full-sized bathrooms, European laundry, and reverse cycle heating and cooling enhance your comfort and convenience. Embrace the seamless indoor-outdoor flow as you entertain or unwind in the spacious courtyard, accessible from both the living area and bedrooms. This modern haven also offers secure basement parking with a lockable storage cage, ensuring both convenience and peace of mind. Indulge in resort-style amenities such as the inviting heated swimming pool, rejuvenating spa, communal BBQ area, and the state-of-the-art gym. Additionally, revel in the proximity to a vibrant array of bars, cafes, restaurants, and the exciting future potential of Light Rail Stage 2. This apartment truly lies at the epicenter of convenience, making it an ideal choice for first-time buyers, downsizers, or astute investors.

The Perks:

- Developed by renowned Amalgamated Property Group
- Ground floor 2-bedroom ensuite apartment in a sought-after location
- Contemporary open plan design with high-end finishes
- Modern kitchen with Bosch appliances and stone benchtops
- Luxurious bathrooms with floor-to-ceiling tiles and semi-frameless showers
- European laundry with Ariston combination washer dryer combo
- Expansive courtyard with dual access
- Generously sized bedrooms with floor-to-ceiling windows
- Abundance of downlights for a bright and inviting ambiance
- Lift access from basement to apartment level
- Visitor access via audio intercom system
- Single secure carpark with lockable storage cage
- Resort-style pool, spa, and fully equipped gym
- NBN connected for seamless connectivity

The Numbers:

- Building A, Ground Floor
- Living area: 83m²
- Courtyard: 46m²
- Total size: 129m²
- Body Corporate Levies: \$896.67 pq (approx.)
- Rates: \$372 p.q (approx.)
- Landtax: \$433.95 p.q (approx.) (Investors only)
- Build: 2017
- 5-star EER (Energy Efficiency Rating)

Explaining the private treaty process:

- To ensure a fair & equitable process, all offers are confidential. This gives our buyers peace of mind that we will not disclose an offer to another buyer in an attempt to force that buyer's intent. For guidance on when offers close and how best to submit an offer, please contact the agent directly.