

100/7 Irving Street, Phillip, ACT 2606



Sold Apartment

Saturday, 18 November 2023

100/7 Irving Street, Phillip, ACT 2606

Bedrooms: 2

Bathrooms: 2

Parkings: 2

Area: 95 m2

Type: Apartment



Jacob Stanton
0499999734



Jesse Sands
0402669754

\$612,500

Discover the epitome of contemporary living in the heart of Woden Valley! Welcome to this exquisite 2-bedroom apartment, perched gracefully on the ninth floor, offering expansive vistas and a sun-kissed ambiance. Nestled within the highly sought-after 'Trilogy' complex, it's a haven tailored to the aspirations of first-time homebuyers, young professionals, and savvy investors. Immerse yourself in the vibrant heartbeat of this prime locale, just moments away from Westfield Woden, brimming with shopping, dining, and entertainment options. Bid farewell to lengthy commutes and exorbitant parking expenses, as government departments and offices are within easy strolling distance. Envision the unmatched convenience and savings that come hand in hand with this extraordinary lifestyle. Step into a world of contemporary elegance with the open-plan layout. The sleek kitchen, adorned with stylish Bosch appliances and durable 20mm reconstituted stone benchtops, is a dream come true for culinary enthusiasts. Full-sized bathrooms, a European laundry, and reverse cycle heating and cooling ensure your utmost comfort and convenience. Experience a seamless transition from indoor to outdoor living as you entertain or relax on the expansive wrap-around balcony, accessible from the living area. This modern retreat also provides secure double (side by side) basement parking complete with a lockable storage unit, delivering both convenience and peace of mind. Indulge in resort-style amenities, including a welcoming swimming pool, a rejuvenating spa, a communal BBQ area, and a state-of-the-art gym. Additionally, revel in the proximity to a dynamic array of bars, cafes, restaurants, and the exciting potential of Light Rail Stage 2. This apartment is truly at the heart of convenience, making it the perfect choice for first-time buyers and young professionals looking to embrace an urban lifestyle, with all the perks of resort living.

The Perks:

- Developed by renowned Amalgamated Property Group
- 2-bedroom ensuite apartment in a sought-after locale
- End unit with only one neighbouring wall
- Positioned on level 9 with spanning views
- 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
- 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
- Double side by side secure carpark with lockable storage cage
- Resort-style pool, spa, and fully equipped gym
- NBN connected for seamless connectivity

The Numbers:

- Building A, Level 9
- Living area: 80m²
- Balcony: 15m²
- Total size: 95m²
- Body Corporate Levies: \$980 p.q approx.
- Rates: \$377 p.q approx.
- Rental Estimate: \$620 - \$650 per week approx.
- Landtax: \$445 p.q approx. (Investors only)
- Build: 2017
- 4-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.