

106/11 Irving Street, Phillip, ACT 2606

Unit For Sale

Friday, 19 April 2024

106/11 Irving Street, Phillip, ACT 2606

Bedrooms: 2

Bathrooms: 2

Parkings: 2

Area: 83 m2

Type: Unit



Brett Hayman
0411414624



Martin Faux
0421593602

\$659,000

Superbly located on the 10th floor of the popular and sought after "Oakes Development", this modern two bedroom apartment offers a great open floor plan with a full length balcony that boasts great views to across Woden to Red Hill and beyond. The open plan living connects seamlessly with a well-appointed kitchen including SMEG appliances, a great use of cupboard space and beautiful stone bench tops. Accommodation includes two generous bedrooms both include built in robes, the main with modern ensuite bathroom. The bathrooms have been elegantly designed with quality fixtures and fittings. This apartment offers convenient living with everything easily accessible. As the commercial and geographical centre of Woden, Phillip contains many of the district's key facilities including the Westfield Woden Shopping Centre, the Woden Bus Interchange and the Phillip Swimming & Ice Skating Centre. A great investment or live in opportunity, an inspection is highly recommended. Features include:- 10th floor location- Secure entry with lift and intercom access- Split system heating/cooling- Full length South - East balcony- European laundry with Dryer- Two generous bedrooms with built in robes- Ensuite to main bedroom- Large main bathroom - Modern kitchen with Stone bench tops - New blinds - Secure Carparking Complex:- Secure access- Swimming pool- BBQ area- Gymnasium- Meeting rooms

STATISTICS (all figures are approximate) EER: 6.0 Living Size: 83m² Balcony: 22m² Rates: \$1,668 pa (approx.) Land Tax: \$2,002 pa (approx.) Strata Levies: \$3,438 pa (approx.)