

**106/9 Irving Street, Phillip, ACT 2606**



**Apartment For Sale**

Friday, 19 April 2024

106/9 Irving Street, Phillip, ACT 2606

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 2**

**Area: 109 m2**

**Type: Apartment**



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**\$635,000+**

Contemporary style, sunshine, and space unite in this beautifully appointed apartment to deliver an instantly appealing lifestyle sanctuary in the heart of Phillip within the 'Oaks Arbour' complex. Open-plan living captures the essence of modern living with clean lines, timeless neutral décor, and quality finishes. The contemporary kitchen is equipped with quality stainless steel appliances and abundant cupboard storage, while an open-plan living and dining area enjoys an effortless flow to a sun-washed balcony with elevated leafy outlooks. Accommodation comprises two well-proportioned bedrooms, both of which are appointed with built-in wardrobes. The master boasts a fully tiled ensuite and balcony. The main bathroom features a large shower and floor-to-ceiling tiling. Residents enjoy level lift access to a secure basement car space as well as beautifully landscaped complex gardens with a large resort-style heated pool and gym. Developed by award-winning Amalgamated Property Group & constructed by one of Canberra's most experienced, Milin Builders, the residences are positioned to enjoy views of the leafy surrounds & easy connections to all of Canberra. The Oaks is a vibrant new lifestyle precinct, where you'll have access to a beautiful lap pool surrounded by a lush backdrop, expansive lounge beds on the deck & a state-of-the-art gym. A series of landscaped spaces, including lawns, terraces, barbeque areas, plazas & seating nooks, provides you with places to connect outdoors. This stunning apartment is also positioned within a stroll of Woden Town Centre, Hellenic Club, and easy access to arterial roads connecting you to Canberra's hubs.\*

2 bed | 2 bath | 2 car\* Stylish contemporary interiors flooded with natural light\* Generous open-plan living/dining areas flow to the balcony\* Sunny, expansive balcony with elevated tree-top views \* Gourmet stone kitchen, quality stainless steel appliances\* Double glazed windows\* Split system heating and cooling\* Well-proportioned bedrooms appointed with built-in robes\* Main with chic ensuite \* Main bathroom with bath\* Study nook\* European laundry\* Linen press\* Resort-style facilities include a pool and gym\* Lift access to secure basement parking, separate storage cage\* Perfect for investors, professional couples, and downsizers\* Stroll to Woden Town Centre\* Easy access to arterial roads

Living Size: 85m<sup>2</sup> + 24m<sup>2</sup> balcony  
Level 11  
EER: 6 stars  
Strata: \$1,183pq (approx.)  
Rates: \$413pq (approx.)  
Land Tax: \$496pq (approx. if rented out)

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