

**108/7 Irving Street, Phillip, ACT 2606**

**BORIS.**

**Sold Apartment**

Thursday, 10 August 2023

108/7 Irving Street, Phillip, ACT 2606

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**



Boris Teodorowych  
0402219727

**\$459,000**

'Trilogy' offers enviable onsite facilities including a fully-equipped gym, barbeque areas, resort-style outdoor swimming pool and spa. Enjoy being centrally located within close proximity of Canberra Hospital, Woden Town Centre, and a variety of retail, dining & entertainment options. The light rail metro station is now underway and will be a short stroll away. Perched high up on the 10th level, the apartment enjoys glorious panoramic sunset views to the Brindabella mountain range. The apartment offers spacious open plan living, a well-appointed modern kitchen with quality appliances and plenty of storage. The large bedroom has plenty of wardrobe space. The bathroom is beautifully finished and there is secure parking for one car. Developed by Amalgamated Property Group and built by Milin. Completed in 2017. For Sale by Private Treaty, vacant possession. The apartment is currently owner occupied. Features:- 60sqm of living plus 14sqm balcony- Open plan living- Secure parking and storage in basement 1- Secure building- Resort style pool- BBQ facilities- Fully equipped gym Outgoings (approximate)- Rates \$361/q- Land Tax (if rented) \$420/q- Strata \$706/q- Water \$176/q Rental Appraisal of \$500/week BORIS PROPERTY. Canberra's Luxury Apartment Specialists!