

116/15 Irving Street, Phillip, ACT 2606

McIntyre
PROPERTY

Sold Apartment

Monday, 14 August 2023

116/15 Irving Street, Phillip, ACT 2606

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Area: 61 m2

Type: Apartment

\$450,000

It's your lucky day! This beautiful one-bedroom apartment, situated on the 3rd floor of "The Ivy" is available for you to buy. Walk to see the footy or the cricket! Walk to the Woden Town Centre! Walk to the ice-skating rink or restaurants! This is in an amazing location! It's such a nice place...the apartment has a lovely open plan, the balcony looks over the pool and you have a great view, the bedroom is a good size, the kitchen is spacious, modern décor...it's so good! The complex is amazing too! Two gyms, a pool, an indoor pool, sauna, spacious sitting area, playground for the kids...it's like you're on holiday while you're at home! Other features include reverse cycle air conditioning, a single secure car spot with storage, a lovely balcony, immaculate presentation and double glazed floor to ceiling windows as this is a plus living in an apartment complex and Ivy has them. This would be an ideal first home, investment, or downsizer. Don't miss out on this one! Call today! It's well priced and so good! • 1 bedroom apartment • 3rd floor • 10.7m² balcony • "The Ivy" apartment complex • Open plan living area • Spacious kitchen • Reverse cycle air conditioner • Great sized bedroom • Facility provides two gyms, pool, indoor pool, sauna, playground, and sitting area • Walk to Woden Town Centre, restaurants, the footy or cricket... • Ideal first home, investment, or downsizer • Secure car space with storage • EER 6.0

Outgoings & Property Information: Living size: 61.3 sqm UCV: \$20,815 Rates: \$1,284 per annum Body Corporate fees: \$3,120 per annum Land tax (if rented): \$1,445 per annum Expected rent: \$480 - \$530 per week Year Built: 2019 EER: 6.0

Disclaimer: Whilst we take all due care in gathering details regarding our properties either for sale or lease, we accept no responsibility for any inaccuracies herein. All parties/applicants should rely on their own research to confirm any information provided.