

118/15 Irving Street, Phillip, ACT 2606



Apartment For Sale

Friday, 26 January 2024

118/15 Irving Street, Phillip, ACT 2606

Bedrooms: 2

Bathrooms: 2

Parkings: 2

Area: 96 m2

Type: Apartment



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Auction

Auction Location: On-Site A rare opportunity to obtain executive living with low-maintenance and finesse, this spacious apartment offers two bedrooms, two bathrooms and a beautiful outlook, all within a modern, highly coveted and award-winning complex! The spacious and contemporary open-plan layout is complemented by a fresh palette and an abundance of natural light. Step inside and relax in the large lounge and dining area, where even on a rainy day the view will help you unwind. Full height windows allow you to take in the beautiful views greenery surrounding, never to be built out, inviting you to enjoy your evenings out on the large covered balcony, while you watch the world go by. Wander into the chefs kitchen, and you will be greeted with all the modern conveniences including quality Smeg appliances, tiled splashback, abundant storage and stone bench top with breakfast bar. This is a kitchen up to the task of handling all your entertaining requirements with ease. Rest and relaxation is well taken care of with two spacious bedrooms, with air-conditioning to the main, and both benefiting from built-in wardrobes and plush carpeting. The master is segregated, also boasting a private ensuite, set in contemporary style with floor to ceiling tiling & a floating vanity. The spacious main bathroom offers matching deluxe surroundings with an oversized shower. Additional features of this rare apartment include a European laundry, with fitted washer/dryer, linen closet and double car accommodation with storage cage. Occupying prime position within the Ivy complex, every element of this home is dedicated to quality and is ideal for both owner occupiers and investors alike. Step out into the Ivy common areas and be greeted with landscaped surrounds, pools, spa, gyms, BBQ's and all the resort style luxuries you could want. Alternatively take a relaxing walk along one of the many, tree lined, walking paths surrounding the Ivy. Nestled within a quiet street yet just minutes away from everything you need, thrive in the benefits which surround you! A myriad of services are all moments away including the Woden shopping precinct, The Canberra Hospital, ACT government offices and both primary and secondary schooling plus the future CIT and light rail. In addition, multiple bus routes are all within walking distance for easy transport to the CBD and surrounds.

Features:- Tightly held development- Expansive views not to be built out- Open-plan living and dining area- Kitchen featuring stone benches and quality Smeg appliances- Large covered balcony with beautiful aspect- King size master bedroom, with ensuite and large built in robe and views from the balcony- Spacious second bedroom, with ample built in robe- Generous main bathroom- European laundry- Split system reverse cycle air-conditioning located in lounge and main bedroom- Double glazed windows and sliding doors- Intercom/swipe building access- Two car accommodation in a secured basement with storage cage- Active owners corporation and community events- Number plate recognition entry for the basement and comprehensive security camera installation- Resort style amenities including indoor and outdoor pools, spa, separate weights and cardio gyms, sauna, two BBQ areas, children's playground and more!

Apartment size: 83m² (approx.) Balcony size (total): 13m² (approx.) Total Living: 96m² approx Rates: \$1,368 p.a. (approx) Land Tax: \$1,691.38 p.a. if rented (approx) Body Corporate: \$1,217.75 p.q. (approx) Construction: 2019 EER: 6.0 Stars