

**127/9 Irving Street, Phillip, ACT 2606**

**Sold Unit**

Wednesday, 13 September 2023

127/9 Irving Street, Phillip, ACT 2606

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 2**

**Area: 92 m2**

**Type: Unit**



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**\$655,000**

This impressive 14th floor apartment occupies a highly desirable corner position with an unobstructed outlook featuring captivating views of Canberra landmarks while providing exceptional privacy and sun-drenched living areas from the combined 92m<sup>2</sup> of attributed living. Designed with practicality and function in mind, the layout of this superb apartment intends to maximise liveability with a formal entrance hall and segregation of the living and entertaining areas from the bedrooms. The generously proportioned kitchen is both sophisticated and highly practical and includes stone benchtops with a large island bench and ample storage space along with a pull-out tap mixer and quality stainless steel Smeg appliances including a 4-burner gas cooktop. Quality engineered timber floors feature throughout the sun-drenched living area and flows seamlessly out to the north facing balcony where you can soak in both the sun and the incredible panoramic views. The interior designed bathrooms with elegant colour palette include mirrored medicine cabinets and additional towel rails to compliment a selection of quality Parisi tapware and stone topped vanities as well as full height wall tiling. Both bedrooms include split system reverse cycle air conditioning units for year-round comfort and accompany the floor-to-ceiling double glazed windows with the main bedroom also featuring its own private balcony to better enjoy the magnificent mountain range views. Recently developed by an award-winning team, this exceptional apartment is part of a vibrant lifestyle precinct with access to a state-of-the-art gym and a sun-soaked pool surrounded by a lush backdrop and expansive lounge beds on the deck. Located on the northern edge of the Woden Town Centre, an array of amenity can be easily accessed including Westfield Woden, a thriving hospitality scene with numerous restaurants and cafes, recreational and sporting facilities as well as excellent public transport and employment facilities. Features:- 92m<sup>2</sup> of indoor and outdoor living - North facing corner apartment located on the 14th floor - Two balconies- Engineered timber flooring- Smeg gas cooktop, oven and dishwasher- Reverse-cycle air-conditioning to living and both bedrooms- Double glazed windows throughout- Built-in wardrobes to both bedrooms- Mirrored medicine cabinets in the bathrooms- Two basement carparks - Access to stunning pool, BBQ area and fully equipped gymnasium