

**135/9 Irving Street, Phillip, ACT 2606**

**Sold Unit**

Saturday, 17 February 2024

135/9 Irving Street, Phillip, ACT 2606

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Area: 61 m2**

**Type: Unit**



Nicholas Jacob  
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**\$480,000**

Representing exceptional value is this 1-bedroom apartment located on level 14 of the Oaks Arbour development. Set across 61m<sup>2</sup> of internal living it offers efficient design that effortlessly provides homeowners with everything they need for a comfortable, town centre lifestyle. Designed with practicality and function in mind, the layout of this superb apartment intends to maximise liveability with a formal entrance hall providing segregation from the main living area and increased storage capacity. The large kitchen provides an abundance of bench and storage space while quality Smeg appliances will suit any home cook. The 20mm stone benchtop, gas cooktop, externally ducted rangehood and stunning interior designed finishes makes for a highly practical and stylish kitchen. The generously sized bedroom offers an enormous built-in wardrobe while overlooking the balcony with floor to ceiling double glazed windows allowing for a well-lit space. The bathroom features full height wall tiling, a stone top vanity and quality fixtures & finishes. Additional features include engineered timber flooring, quality window furnishings, reverse cycle heating and cooling and basement parking. 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: • 61m<sup>2</sup> of internal living • 6m<sup>2</sup> balcony • Level 14 in the Oaks Arbour development • Engineered timber flooring • Floor to ceiling double glazed windows • Sheer curtains and block out curtains to all windows • Quality Smeg appliances • Gas cooktop • Stone benchtops • Externally ducted rangehood • Floor to ceiling tiling in bathroom • Reverse cycle heating and cooling • Lift access • Basement parking with storage enclosure • Access to gym, lap pool and landscaped gardens • Proudly developed by Amalgamated Property Group • Expertly built by Milin Builders Figures: Strata: \$3,400 p.a approx Rates: \$1,600 p.a approx Land tax (investors only): \$1,900 p.a approx Rent: Currently rented for \$530/week until March 2024 Built: 2021