

**14/11 Irving Street, Phillip, ACT 2606**



**Apartment For Sale**

Thursday, 16 May 2024

14/11 Irving Street, Phillip, ACT 2606

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Type: Apartment**



Mark Larmer And Aaron Lewis  
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## Offers Over \$550,000

Located away from the roads and to the side of the building, this lovely apartment in OAKS CROWN is less than 1 year young. The floor plan offers spacious bedrooms, with a large study space to the side of the main bedroom, a great space for a home office or extra furniture items, the choice is yours. Like what you've heard? This is only the beginning! Take a peek and watch the video to see what this property has to offer. It's our 24/7 salesperson for you to get an excellent feel for the features and benefits of this apartment inside and out. It's the most informative property video you will watch during your property search, but don't just take our word for it. To receive a copy of the digital brochure containing an explanation of our friendly sales campaign, the contract and much more, just send us an email and we will shoot it straight through.

Features:

- Kitchen with full length pantry, stone bench tops and overhang to allow for bar stools, gas cook top and externally ducted range hood (both rare in unit living), double sink, dishwasher and lots of cupboards
- Both bedrooms feature built in robes and can fit a king size bed
- Separate study nook, perfect WFH space or for extra furniture items to the side of the main bedroom also
- 2 bathrooms that boast a beautiful design, good storage, and full height tiling
- Open plan living area
- Double sliding glass doors, plus screen doors, leading to a fully covered balcony from both the living area and main bedroom
- Double linen cupboard next to the kitchen
- East facing
- Laundry with dryer
- 1 car park in the basement plus a Colourbond storage enclosure

To keep you comfortable, connected, and happy:

- Reverse cycle heating and cooling in the living area and main bedroom
- Double glazed windows
- LED downlighting
- Full length windows and doors to let in lots of light
- Block out roller blinds

'The OAKS CROWN' development includes:

- Outdoor pool
- Communal BBQ & entertaining area
- Gymnasium
- Internet is Fibre to the premise using Opticomm
- Intercom access
- CCTV
- Lift access
- Pets welcome (subject to body corporate notification & approval)
- Rubbish shoot and recycling bins on each level
- Centralised gas hot water system, metered to each unit
- Strata manager: CIVIUM

Nearby to a wide range of cafes, restaurants, and amenity in Woden plus Canberra Hospital

Developer: Amalgamated Property Group

Builder: Milin Bros

The Numbers (approx.):

- Living area: 80m<sup>2</sup>
- Balcony: 16m<sup>2</sup>
- Total space: 96m<sup>2</sup>
- Age: 1 year.

Built 2023

- EER: 6 stars
- Level 2
- General rates: \$1,639 p.a.
- Water & sewerage rates: \$704 p.a.
- Land tax (investors only): \$1,961 p.a.
- Strata levies: \$4,297 p.a.
- Total funds held by owner's corporation: \$60,798 as of 08/05/2024
- 171 units
- Units plan 15757
- Rented for \$560/week till 25/06/24
- The tenants are house proud and happy to stay on renting if an investor buys it

To help buyers:

- We have a solicitor pre-allocated to provide a FREE contract review and section 17 to waiver cooling off if required
- Offers are confidential and not disclosed to other buyers
- A pre-approved 5% deposit is only required just prior to exchange of contracts via eft