

146/11 Irving Street, Phillip, ACT 2606

Apartment For Sale

Wednesday, 8 November 2023

146/11 Irving Street, Phillip, ACT 2606

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Area: 92 m2

Type: Apartment



Dave Prasad

\$649,000 +

Welcome. - Infinity Residential presents this exceptional two-bedroom apartment situated in the heart of Woden, within the renowned complex "The Oaks." This residence offers lifestyle with world-class amenities! Elevated on the 13th floor, as you step inside, you'll immediately be captivated by the abundance of natural light, a spacious floor plan, and the high-quality finishes that grace every corner of this property. The open-concept living and kitchen areas are thoughtfully designed, seamlessly blending form and function. The stylish kitchen boasts a generous stone island bench, ample storage space, and top-tier stainless steel Smeg appliances. Two generously sized bedrooms, adorned with floor-to-ceiling double glazed windows and mirrored built-in wardrobes. The impeccably designed ensuite and main bathroom feature an elegant color scheme, full-height tiling, a selection of premium Parisi fittings, stone-topped vanities, and ample under-sink storage. Developed by award-winning Amalgamated Property Group and constructed by one of Canberra's most experienced, Milin Builders, the residence is positioned to enjoy views of the leafy surrounds and easy connections to all of Canberra. Residents can enjoy a stunning inground pool set against a picturesque backdrop, comfortable lounge beds on the deck, a state-of-the-art gym, as well as BBQ and seating areas. Conveniently located within moments walking distance from the ever growing Woden Shops, cafes, and a range of dining options and Westfield Woden. Just a short drive away from Barton, the Parliamentary Triangle Canberra Hospital and Canberra City. This is a rare opportunity to secure an impressive investment property - primed for future growth with development of light rail to Woden!

FEATURES- East facing and Naturally light filled- Engineered Timber flooring- Double glazed windows throughout- Luxuriously appointed kitchen with stone bench top- Smeg cooktop, oven, range-hood and dishwasher- Split-system heating and cooling- Built in robes with mirrored sliding doors- Floor to ceiling bathroom tiles with designer tapware- Large balcony with dual access- Secure basement parking with storage cage- Secure building access and intercom- Visitor parking and ample street parking

THE DETAILS- Year Built: 2023- EER: 6.0 Stars- Internal Living: 78 sqm- Outdoor Living: 14 sqm- Admin Fund: \$857.50 p/q- Sinking Fund: \$0.00 p/q until March 2024- Rates: \$421 p/q (approx.)- Land Tax: \$1,025 p/q (if rented)- Rental Estimate: \$580 - \$630 week- Fixed term tenancy agreement until June 2024

Disclaimer: Whilst we take due care in gathering details on properties for sale, Infinity Residential accepts no responsibility for any inaccuracies herein. All applicants should rely on their own research and confirm any information provided.