

**153/9 Irving Street, Phillip, ACT 2606**

**independent**  
PROPERTY GROUP

## **Apartment For Rent**

Saturday, 24 February 2024

153/9 Irving Street, Phillip, ACT 2606

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 2**

**Type: Apartment**

**independent**  
PROPERTY GROUP

Property Management

0262091555

**\$780 pw**

A rare opportunity awaits you! This fully furnished, top floor apartment is located in the 'Oaks Arbour' development in the heart of Woden. The large kitchen provides an abundance of bench & storage space while quality Smeg appliances will suit any home cook. The 20mm stone benchtops, externally ducted rangehood & stunning interior designed finishes makes for a highly practical & stylish kitchen. The generously sized bedrooms offer mirrored built-in wardrobes while the main bedroom contains an ensuite with floor to ceiling tiles which flows consistently through to the main bathroom which boasts stone top vanities & quality fixtures & finishes. Top that all off with a wrap around balcony, you could not possibly need more. The property also features:- Fully Furnished- 101m<sup>2</sup> of Living- 2 car garage (only apartment in whole building which has a garage!)- Open plan kitchen, living & dining areas- Quality Smeg appliances- Stone benchtops- Modern kitchen with dishwasher- Well proportioned bedrooms with built in robes- Well appointed bathrooms with floor to ceiling tiles- Washing machine & dryer- 3x Reverse Cycle Air Conditioning & Heating Units- Lift access- Storage cage- Access to gym, lap pool & landscaped gardens- Energy Efficiency Rating: 6.0 Enjoy impressive amenities including a resort style pool, BBQ area with stunning landscaped gardens and a fully equipped gym. This is a terrific opportunity to be the first to occupy this beautiful new residence. The information contained herein has been provided by sources we believe are reliable, however we cannot guarantee it, and all interested parties must rely on their own enquiries. In accordance with the Residential Tenancies Act Clause 71AE Process for tenant seeking consent - the tenant must apply, in writing, to the lessor, for the lessors' consent to keep pet/s at this property. The lessor may impose conditions on consent, including but not limited to, the number and type of animals being kept, and any cost involved for rectification required as a result of the animal. The property does not comply with the minimum ceiling insulation standard. Available early March 2024.