

**16/15 Irving Street, Phillip, ACT 2606**

**Sold Unit**

Monday, 14 August 2023

16/15 Irving Street, Phillip, ACT 2606

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 2**

**Area: 105 m2**

**Type: Unit**



Matt Peden



Ankur Siwach  
0414620420

**\$750,000**

Discover the epitome of luxe living at this extraordinary home located in the highly renowned & sought-after "Ivy" development in Phillip. Designed by DBI Architects & expertly developed by Amalgamated Property Group, this award-winning complex sets a new standard in apartment living. Step into this stunning extra-large 2-bedroom apartment & be captivated by its grandeur. Boasting an impressive 105m<sup>2</sup> of internal living space, this residence offers a practical & spacious lifestyle that is rarely found in apartment living. Prepare to be mesmerized by the abundance of natural light that fills every corner of this apartment. The double-glazed windows surrounding the living spaces ensure a bright & inviting atmosphere. And the pièce de résistance? The North-facing views towards Black Mountain, provide you with an iconic Canberra landmark as your daily backdrop. The modern kitchen is a chef's dream, featuring 20mm stone benchtops, premium SMEG appliances, an externally ducted rangehood & ample cupboard space. The main bedroom features floor-to-ceiling double-glazed windows boasting generous built-in wardrobes, a study nook, a split system air conditioner & a ceiling fan. The modern ensuite is well-equipped with floor-to-ceiling tiling, a mirrored medicine cabinet, a stone bench vanity, & high-quality fixtures & fittings. Step out onto your private balcony & enjoy cross ventilation & refreshing breezes throughout the entire apartment. As the new owner of this prestigious property, you'll have access to an extensive range of on-site amenities that strike the perfect balance between functionality & luxury. Dive into the 25m lap pool for a refreshing swim, work up a sweat in the fully equipped weights & cardio gyms, or find tranquillity in the dedicated yoga room, plunge pool, spa & sauna at Ivy's Wellness Centre. With its close proximity to Westfield Woden, The Canberra Hospital, prestigious schools & future light rail routes, this property offers convenience, style & a truly exceptional lifestyle. Don't miss this opportunity to view this award-winning complex. Embrace the pinnacle of sophisticated living & make this remarkable property your own.

Features: Northerly aspect with views to Black Mountain  
2 balconies  
Primary suite with ensuite & walk through robe & private balcony  
2 study nooks  
Double-glazed floor-to-ceiling windows  
High-quality SMEG appliances  
Two split-system air conditioner units  
Ceiling fans in the main bedroom & living room  
Stone benchtops  
Externally ducted rangehood  
Block out blinds  
Elegant full-height tiling in bathrooms  
Access to a 25m outdoor lap pool with a BBQ area  
Fully equipped cardio & weight gyms  
Dedicated yoga room & wellness centre  
Children's playground & landscaped gardens  
Proximity to future light rail & bus routes  
Short walk to Westfield Woden Shopping Centre

Essentials: approximations  
Living: 105m<sup>2</sup>  
Balconies: 22m<sup>2</sup>  
Rates: \$1,283 per annum  
Land tax: \$1,444 per annum (investors only)  
Strata: \$1322 including sinking funds  
Estimated rental return: \$640-\$670 per week  
EER: 6