

**168/15 Irving Street, Phillip, ACT 2606**

**Apartment For Sale**

Thursday, 7 March 2024

168/15 Irving Street, Phillip, ACT 2606

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 2**

**Type: Apartment**



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## Auction

**BIDDER'S GUIDE - STARTING HIGH \$600,000 RANGE** Experience ultimate luxury living in this incredible home located in the award-winning and sought-after 'Ivy' development. Setting a new standard in apartment living, the complex features a 25m outdoor lap pool, fully equipped weights and cardio gyms, and a wellness centre including a dedicated yoga room, plunge pool, spa, and sauna. The apartment itself has high quality inclusions complemented by a calm, neutral and relaxing colour scheme, and a north-facing aspect providing an abundance of natural light. Well-appointed with two generous bedrooms, a modern kitchen with quality Smeg appliances, two tastefully designed bathrooms, and a balcony with gorgeous views to Black Mountain. Located in the heart of Woden with easy access to the Westfield shopping centre, Woden Bus Interchange, and arterial roads to the city. Don't miss your opportunity to secure an exceptional home.

**FEATURES** • North-facing with views to Black Mountain • Located on the 7th floor • Two generous bedrooms, both with built-in robes • Main bedroom with ensuite and reverse cycle air conditioning unit • Good sized main bathroom • Well appointed kitchen with quality Smeg appliances including an induction cooktop, stone bench tops, and great cupboard space • European laundry with Ariston washer/dryer • Open plan living and dining area with reverse cycle air conditioning unit • Dual holland blackout/sunscreen blinds • Plenty of storage throughout • North-facing balcony with views to Black Mountain • Double glazed floor to ceiling windows • Two underground car spaces with storage cage • Secure lift access with intercom system • Complex amenities include indoor and outdoor pools, gym, spa, sauna, yoga area and outdoor entertaining area

**STATISTICS** (all figures are approximate) EER: 6.0 Home Size: 89m<sup>2</sup> Balcony: 12m<sup>2</sup> Construction: 2019 Rates: \$396 per quarter Land Tax: \$467 per quarter (only applicable if not primary residence) Strata Levies: \$1,331 per quarter (admin + sinking fund) Units in Complex: 279 Rental Range: \$650 - \$670 per week