

168/7 Irving Street, Phillip, ACT 2606



Apartment For Sale

Friday, 29 September 2023

168/7 Irving Street, Phillip, ACT 2606

Bedrooms: 2

Bathrooms: 2

Parkings: 2

Area: 80 m2

Type: Apartment



Sam Buchanan

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\$590,000

This home is perfect for those wanting a large balcony, a gorgeous view and privacy where there are no other apartments looking into you. Owner occupied when purchased off the plan, a variation saw a small redesign to incorporate an bath in the ensuite – the ONLY apartment in the building to have one. It can't get more bougie than that! Enjoy all this convenience and a 'lock up and leave' lifestyle for you or your tenant with the added bonus of picturesque Woden surrounds, only a stroll to Woden Town Centre and the future proposed light rail for transport ease into the City, you can't go wrong with this location! Figures (approx):- Living area: 80m²- Balcony area: 12m²- Strata (inc. sinking fund): \$3,804pa- Orientation: East- Year of construction: 2017- Rental return: \$650-\$680pw. Features:- Located on level 4- 2.7m high ceilings- Square set cornices- Bedrooms have mirrored built-in robes- Stone benchtops and modern kitchen- Stainless steel appliances including dishwasher- Full height tiling, semi-frameless shower screen & quality fittings to the bathroom- Reverse-cycle split system heating and cooling Trilogy benefits:- Intercom access for visitors- Plenty of visitor parking on site- Heated outdoor pool and spa- Outdoor BBQ area & recreational area- Fully equipped gym- Pay TV connected in the building- In the heart of the Woden Town Centre Location according to Google Maps:- 400m to Department of Health, Department of Social Services, ACT Health, CASA, IP Australia- 800m to Westfield Woden entrance and restaurants- 3min drive to Coles and Woolworths- 4min drive to Canberra Hospital- 18min Rapid bus from Woden to City (plus many others) *transport.act.gov.au- Light rail stage 2 is coming to Woden *subject to Government delivering the infrastructure