

169/7 Irving Street, Phillip, ACT 2606



Sold Apartment

Monday, 14 August 2023

169/7 Irving Street, Phillip, ACT 2606

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 91 m2

Type: Apartment



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\$560,000

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 from day one when purchased off the plan, it's had high quality timber flooring installed and freshly repainted in a 'crisper white' ready to move into straight away. It can't get nicer or easier 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: 76m²
- Balcony area: 15m²
- Orientation: East
- Year of construction: 2017

Strata: \$2,857pa admin + \$511pa sinking = \$3,368pa

Rental return: \$530-\$550pw.

Features:

- Located on level 4
- 2.7m high ceilings
- Square set cornices
- Bedroom has 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
- 2x reverse-cycle split system heating and cooling units

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 heart of the Woden Town Centre

Location features 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