

171/11 Irving Street, Phillip, ACT 2606

Unit For Sale

Thursday, 7 December 2023

171/11 Irving Street, Phillip, ACT 2606

Bedrooms: 2

Bathrooms: 2

Parkings: 2

Area: 86 m2

Type: Unit



Nicholas Jacob
0432177449



Mark Wolens
0418632711

\$669,000

This outstanding 2-bedroom apartment is located on the 16th floor of the Oaks Crown development and offers stunning views with an ultra-convenient location. Expanses of floor-to-ceiling windows and sliding doors invite a warm and welcoming atmosphere into the 110m² of indoor/outdoor living while generous storage, quality fixtures and design ensures that the home is both sophisticated and highly liveable. The open plan living and kitchen areas are designed to balance form with functionality. The stylish kitchen features a stone island bench, ample storage space along with quality stainless steel Smeg appliances, an induction cooktop and a full height window with views over Woden and Phillip Oval. The sun-drenched living area seamlessly flows out to a huge 24m² balcony where you can sit back and enjoy the sunsets over the Brindabella Mountains and the Woden Town Centre. Two generously sized bedrooms with floor-to-ceiling double glazed windows and mirrored built-in wardrobes are segregated from the living area. The interior designed ensuite and main bathroom feature an elegant colour palette with full height tiling, a selection of quality Parisi tapware, stone topped vanities, and plenty of under sink storage. Developed by award-winning Amalgamated Property Group and constructed by one of Canberra's most experienced, Milin Builders, the Oaks Crown development has recently been awarded the Master Builders Development of the Year Award. The Oaks is part of a vibrant new lifestyle precinct, where you'll have access to a beautiful lap pool surrounded by a lush backdrop, expansive lounge beds on the deck and a state-of-the-art gym. A series of landscaped spaces, including lawns, terraces, barbeque areas, plazas and seating nooks, provides you with places to connect outdoors. Features: - 86m² internal living- 24m² balcony- Top floor corner apartment - Spectacular views towards Brindabella Mountain range and Woden Town Centre- Apartment comes furnished and is ready for immediate occupation- Smeg induction cooktop, oven and dishwasher- Stone benchtops with island bench and pendant light- Full height window in kitchen - Externally ducted rangehood- Double glazed floor to ceiling windows and doors throughout- Mirrored built-in wardrobes to both bedrooms- Full-height wall tiling in the bathrooms- Entry hallway with large linen cupboard, laundry and study nook- Reverse cycle heating/cooling- Basement parking- Lift access- Access to the stunning pool and fully equipped gymnasium Figures: Strata levies: \$3,700 p.a approx Rates: \$1,700 p.a approx Land Tax (investors only): \$2,100 p.a approx Built: 2023