

**174/7 Irving Street, Phillip, ACT 2606**

STONE

**Sold Apartment**

Thursday, 10 August 2023

174/7 Irving Street, Phillip, ACT 2606

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 2**

**Area: 91 m2**

**Type: Apartment**



Alex Ford

0262538220

**\$600,000**

Impeccably maintained throughout, this executive apartment provides the perfect blend of luxury, style and convenience. Fully equipped with modern appliances, ample storage and an abundance of natural light, this open plan residences is the perfect first home, downsize, or savvy investment opportunity. This apartment is currently fully furnished as it's an investment property through Airbnb. The owner is happy to disclose the financials to any interested buyers furnished or unfurnished. Trilogy is a highly regarded development, just walking distance to shops restaurants & cafe's including Space Kitchen, Bellucci's, Anytime Fitness, Phillip Ice Skating Centre and Westfield mall. Features Overview:- West facing balcony- Single-level floorplan, fourth floor- NBN connected with FTTP- Age: Built in 2017- Units plan number: 4341- EER (Energy Efficiency Rating): 6 stars Development Information:- Name of development: Trilogy- Number of buildings in development: 323- Strata management: First Choice Strata Sizes (Approx.):- Internal Living: 78 sqm - Balcony: 13 sqm- Total residence: 91 sqm Prices:- Strata Levies: \$896.67 per quarter- Rates: \$370 per quarter- Land Tax (Investors only): \$430 per quarter- Conservative rental estimate (unfurnished): \$620-\$640 per week Inside:- Large kitchen with stone bench tops and quality appliances- Open plan kitchen living area with updated hybrid flooring - Full sized bathrooms with quality fixtures and fittings- Generously sized bedrooms with built in robes, ensuite to master- European laundry with washer/dryer included- Ample storage throughout Outside:- Generous sized undercover balcony with access from the living area- Double underground car space with storage cage- Fully equipped gym & resort style pool - BBQ facilities for residence to enjoy year-round- Approved retractable clothesline (only apartment in complex with this) Inspections: We are opening the home most Saturdays with mid-week inspections. However, if you would like a review outside of these times please email us at: [jessdoolan@stonerealestate.com.au](mailto:jessdoolan@stonerealestate.com.au) Disclaimer: The material and information contained within this marketing are for general information purposes only. Stone Gungahlin does not accept responsibility and disclaims all liabilities regarding any errors or inaccuracies contained herein. You should not rely upon this material as a basis for making any formal decisions. We recommend all interested parties make further inquiries.