

**194/7 Irving Street, Phillip, ACT 2606**

**Sold Unit**

Friday, 3 November 2023

194/7 Irving Street, Phillip, ACT 2606

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 2**

**Area: 92 m2**

**Type: Unit**



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**\$570,000**

Discover refined urban living at its finest in this well-appointed 7th-floor residence within the renowned 'Trilogy' development. Whether you're a discerning couple, an owner-occupant seeking comfort, or a savvy investor looking to diversify your portfolio, this property offers an exceptional opportunity. Featuring two generously sized bedrooms, each with direct access to its own bathroom, an expansive entertainer's balcony, and the added convenience of two parking spaces, luxury living takes centre stage. This spacious abode beckons you to unwind and savor the great list of inclusions throughout. The possibilities are endless as you embark on a journey to craft the lifestyle you've always dreamed of. The resort-style complex, complete with a lap pool, spa, and barbecue areas, provides the perfect social hub to enjoy quality time with friends and family. Fitness enthusiasts will relish the fully equipped gym, a sanctuary that any fitness enthusiast would envy. Designed with tranquillity in mind, this residence offers a serene setting for year-round enjoyment. The main bedroom is bathed in natural light, featuring a walk-through robe to the ensuite, and is strategically positioned to ensure maximum comfort and privacy. Both bedrooms boast easy access to their respective bathrooms featuring full-height tiling and designer fittings, accommodating guests or housemates becomes effortless. The meticulous attention to detail and premium finishes throughout this residence underscore the quality it embodies, guaranteeing a life of style and sophistication. The practical kitchen space, equipped with top-of-the-line Bosch stainless steel appliances, 20mm stone benchtops, and ample pantry space, transforms every meal preparation into a gourmet experience. Nestled in the heart of the vibrant Woden Town Centre, this central location has rapidly evolved into one of Canberra's most exciting precincts. A plethora of fine dining establishments, shopping venues, and entertainment options are all within easy walking distance. Revel in the added convenience of living near Westfield Shopping Centre, the Hellenic Club, Southern Cross Club, and a plethora of local eateries to enjoy while socializing with loved ones. Whether you're embarking on a new chapter or simplifying your lifestyle, say goodbye to the hassles of lawn maintenance and home upkeep. Welcome yourself home to this charming, well-maintained apartment, where convenience awaits right at your doorstep.

Summary of features:-  
Located in the prestigious 'Trilogy' development- Split system air-conditioning to living area & main bedroom- Ideal property for two- Two car spaces- Spacious livings areas - Large entertainer's balcony - Roller blinds - Floating timber flooring- LED lighting - Luxury gallery style kitchen - 20mm stone benchtops- Ample pantry and storage space - Bosch dishwasher- Bosch oven- Bosch cooktop- Double bowl stainless steel sink- Full height tiling- Wall hung vanity units- Designer bathroom fittings - European style laundry- Ariston washer & dryer combo- Intercom access- Indoor gymnasium - Resort style lap pool, spa & barbecue area- Basement parking with storage cage- Hellenic Club Canberra 600 metres walk - No.10 Restaurant & Bar 650 metres walk- Westfield Woden 850 metres walk- Southern Cross Canberra 1.4km walk - Canberra CBD 12-minute drive

Key figures:- Living area: 78m<sup>2</sup>- Balcony: 14m<sup>2</sup>- Total area: 92m<sup>2</sup>- Rates: \$1,542 p.a.- Land tax (investors only): \$1,823 p.a.- Strata levies: \$3,762 p.a.- Year built: 2017- EER: 6