

203/7 Irving Street, Phillip, ACT 2606

Sold Apartment

Friday, 1 September 2023

203/7 Irving Street, Phillip, ACT 2606

Bedrooms: 2

Bathrooms: 1

Parkings: 2

Area: 66 m2

Type: Apartment



Mikaela Chan
0416772767

Contact agent

Ideally located within walking distance to Woden Town Centre and only a short drive to the City, this sophisticated and light-filled two-bedroom apartment is ready for new owners. With modern finishes throughout, balcony and within a secure complex, this home offers the perfect opportunity for the first home buyer, downsizer, or investor.

FEATURES- Located on level 8 in 'B' building- Secure intercom access- Open plan living and dining area- Modern kitchen with stone benchtops, dishwasher, electric cook top and oven, and plenty of bench and cupboard space- Main bedroom with built-in robe - Second bedroom with built-in robe- Large bathroom with European laundry including Ariston combination washer/dryer- Split system air-conditioning- Good sized balcony offering lovely views- Floor-to-ceiling windows in the living room and bedrooms- Freshly painted throughout- Updated hybrid flooring- 2.7 high ceilings- Two basement parking spaces, side-by-side, with direct lift access and storage cage- NBN connected with FTTP- Resort-style in-ground heated pool and spa with BBQ area- Well-equipped 24/7 fitness centre/gymnasium- Walking distance to Woden Town Centre and bus interchange- 12 minute drive (approx.) to the City centre- Benefit greatly from the upcoming Woden light rail extension and the new nearby CIT campus

WHAT THE SELLER LOVES ABOUT THE HOME

1. Convenience – Nearby accessible necessities.
2. Located at a corner of the floor providing additional privacy.
3. 24-hour accessible gym located in the ground floor.

STATISTICS (all figures are approximate)

EER: 5.5
Apartment Size: 69m²
Balcony: 11m²
Total Living: 80m²
Level: 8
Construction: 2017
Units in Complex: 323
Strata Levy: \$843 per quarter (including sinking fund)
Land Rates: \$375 per quarter
Land Tax: \$451 per quarter (only applicable if not primary residence)
Rental Range: \$570 - \$600 per week