

218/7 Irving Street, Phillip, ACT 2606



Unit For Sale

Thursday, 14 March 2024

218/7 Irving Street, Phillip, ACT 2606

Bedrooms: 2

Bathrooms: 2

Parkings: 2

Type: Unit



Jacob Stanton  
0499999734



Jesse Sands  
0402669754

## Offers Over \$599,000

Experience the epitome of contemporary living in the heart of Woden Valley. Step inside this elegant 2-bedroom apartment, gracefully perched on the 9th floor, offering panoramic views and a light-filled ambiance. Nestled within the sought-after 'Trilogy' complex, this residence caters to the aspirations of first-time homebuyers, young professionals, and savvy investors alike. Immerse yourself in the vibrant energy of this exceptional locale, just moments away from Westfield Woden, brimming with an array of shopping, dining, and entertainment options. Bid farewell to lengthy commutes and exorbitant parking fees, with government departments and offices conveniently within walking distance. Envision the unmatched convenience and cost savings that come with this lifestyle. Step into a realm of contemporary elegance with the open-concept layout. The stylish kitchen, adorned with Bosch appliances and durable 20mm reconstituted stone benchtops, beckons to culinary enthusiasts. Generous bathrooms, a European laundry, and reverse cycle heating and cooling ensure your utmost comfort and convenience. Effortlessly move from indoor to outdoor bliss, whether entertaining guests or simply unwinding, on the expansive balcony accessed directly from the living area. Revel in the easterly aspect, basking in the morning sun and soaking in the picturesque vistas overlooking the EPS park oval. This contemporary sanctuary offers not only a seamless flow between spaces but also the added convenience of direct lift access from the basement to the apartment level. With secure double (side by side) basement parking and a lockable storage unit, tranquility and practicality are seamlessly combined, ensuring both ease and peace of mind for residents. Indulge in luxurious amenities reminiscent of a resort, including a welcoming swimming pool, spa, communal BBQ area, and gym. Additionally, relish in the proximity to a vibrant array of bars, cafes, restaurants, and the exciting developments of Light Rail Stage 2. This apartment epitomizes convenience, making it an ideal choice for first-time buyers and young professionals seeking an urban lifestyle infused with the comforts of resort-style living.

**The Perks:**

- Developed by renowned Amalgamated Property Group
- 2-bedroom ensuite apartment in a sought-after locale
- End unit with only one neighbouring wall
- Positioned on level 9 with easterly aspect & park views
- Contemporary open plan design with high-end finishes
- Modern kitchen with Bosch appliances and stone benchtops
- Luxurious bathrooms with floor-to-ceiling tiles and semi-frameless showers
- European laundry with Ariston combination washer dryer combo
- Generously sized bedrooms with floor-to-ceiling windows
- Abundance of downlights for a bright and inviting ambiance
- Lift access from basement to apartment level
- Visitor access via audio intercom system
- Double (side by side) secure carpark with lockable storage cage
- Resort-style pool, spa, and fully equipped gym
- NBN connected for seamless connectivity

**The Numbers:**

- Building B, Level 9
- Internal living: 80m<sup>2</sup>
- Balcony: 12m<sup>2</sup> approx.
- Rates: \$391 p.q approx.
- Strata Fees: \$1,098.33 p.q approx.
- Rental Estimate: \$640 - \$660 p.w approx.
- Build: 2017
- EER: 6 Stars

**Explaining the private treaty process:**

- To ensure a fair & equitable process, all offers are confidential. This gives our buyers peace of mind that we will not disclose an offer to another buyer in an attempt to force that buyer's intent. For guidance on when offers close and how best to submit an offer, please contact the agent directly.