

223/7 Irving Street, Phillip, ACT 2606

Apartment For Sale

Thursday, 6 June 2024

223/7 Irving Street, Phillip, ACT 2606

Bedrooms: 2

Bathrooms: 1

Parkings: 2

Type: Apartment



Ainslie Thomas

0262609545

Offers over \$540,000

Welcome to elevated living with stunning views over the Woden Valley. This beautifully designed two bedroom Apartment in "Trilogy Complex" has been designed to maximise the space and comfort. Generous interiors flow seamlessly into an open plan living area, enhanced by floor to ceiling windows that allow for abundant natural light. Step into the modern kitchen, fully equipped with stainless steel Bosch appliances, an abundance of storage, a dishwasher, and elegant stone benchtops with a breakfast bar. Perfect for both everyday living and entertaining, this kitchen is a chef's delight. The bathroom offers a luxurious retreat with a spacious shower, built-in vanity, and ample storage space. Every detail has been considered to provide comfort and convenience. The Master bedroom is generous in size, featuring ample built-in wardrobe space to cater to all your storage needs. The second bedroom is equally as spacious and includes a built-in wardrobe, making it ideal for guests, family, or a home office. Located centrally within the apartment, the modern bathroom boasts quality inclusions and finishes. The laundry is conveniently situated in this area, adding to the functionality of the home. Enjoy the convenience of being within walking distance to a selection of popular cafes, Westfield Woden, and the bus interchange. Canberra City is just a 10-minute drive, making this location ideal for those who value proximity to essential amenities. Features include:

- Combined living and dining room
- Modern kitchen with Bosch appliances and stone benchtop
- Two bedrooms with built-in robes
- One bathroom
- Two car spaces
- Intercom access for visitors
- Plenty of visitor parking on site
- Heated outdoor pool and spa
- Outdoor BBQ area and recreational area
- Fully equipped gym
- Energy Efficiency Rating: 6.0

"Trilogy Apartments" offers a lifestyle that perfectly balances comfort and convenience. With its impressive range of features and prime location, this property is an ideal home for those seeking a modern, connected lifestyle. Don't miss your chance to make this lovely unit your new home! Currently tenanted at \$590 per week. 66m² interior + balcony 11m² Outgoings (approx.) Strata: \$913.50 per quarter Rates: \$384.00 per quarter Land Tax: \$451 per quarter (only if tenanted) Water: \$186.77 per quarter Please note Virtual staging has been used in the advertising images. Disclaimer: Please note that while all care has been taken regarding general information and marketing information compiled for this sales advertisement, Total Property Sales does not accept responsibility and disclaim all liabilities in regard to any errors or inaccuracies contained herein. We encourage prospective purchasers to rely on their own investigation and in-person inspections to ensure this property meets their individual needs and circumstances.