

**225/15 Irving Street, Phillip, ACT 2606**



**Sold Apartment**

Monday, 14 August 2023

225/15 Irving Street, Phillip, ACT 2606

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**

**\$460,000**

The IN-ROOM auction for this property will be held at the RAY WHITE TUGGERANONG OFFICE (Level 1, 146 Scollay Street, Greenway) - on Wednesday the 5th of April 2023 at 5.00pm (registrations prior from 4.30pm). Establish yourself in the heart of Canberra's fastest growing town centre, with sweeping views, luxurious facilities and the balanced lifestyle everyone craves. Located in the Woden Town Centre at the end of Irving Street, you'll be struck by the architectural beauty of the Ivy Apartment building. From its sweeping driveway, wave-themed balconies and grand foyer, The Ivy seamlessly blends relaxation with style. Upon your first step inside the twelfth-floor apartment, you'll be drawn to the stunning views. Natural light pours through the east-facing windows which stretch the length of the room to create a warm and bright ambiance throughout. The lounge/dining comfortably fits gatherings for parties or board game nights. On quieter evenings, you'll find it perfectly suited to stretching out in front of the box. With quality Smeg appliances, cooking is a pleasure in your chic, well-appointed kitchen. From beautiful stone benchtops to the plethora of storage solutions, you'll be inspired to don your chef's hat and make something marvellous. Roomy and light, the bedroom shares the same unimpeded view as the living area. It offers large built-in robes with mirrored doors. And there's no compromise on quality as you step into the full-sized bathroom with its modern aesthetic of wood, tile and glass showcases ample storage across a large double-door bathroom mirror, wall shelving and vanity draws/cabinet below. Open the balcony doors to let the evening Summer breeze dance delightfully through your home. Long, summer nights demand you kick back on your private balcony as the sun sets over the capital. Your privacy and serenity is assured due to the clever design of the building. The Ivy complex boasts a dazzling array of amenities and an old school sense of community like no other. The community newsletter and social media groups keep you up to date with what's going on. You can choose from the indoor or outdoor pools, as well as the sauna, spa, and cardio and weights gyms, along with a host of beautifully landscaped gardens, picnic areas and barbecues. You'll wonder if you're at home or on holiday. Westfield Woden and the Phillip Business District are just minutes away by foot. You'll also find public and private schools and The Canberra Hospital nearby. This is your genuine opportunity to establish yourself in this highly sought-after complex where luxury and location come together to create something truly special.

- Immaculately presented apartment with sizable balcony and easterly views
- Beautifully designed kitchen with stone benchtops and SMEG appliances including dishwasher, induction cooktop, rangehood and oven
- Generously sized bedroom with large windows and built in robe
- Contemporary bathroom with fantastic storage, modern vanity and shower
- European style laundry with Ariston 7.5kg washer / 4.5kg dryer combo and storage included
- Double glazed windows and balcony doors
- Quality Watson's dual blackout and filter blinds with multichannel blind remote controls
- Reverse cycle split system unit to living/dining area. Wireless network adaptor fitted to AC allowing full remote control via the free "Panasonic Comfort Cloud" app
- Additional storage cupboards by front unit door, bathroom entry and next to the pantry in the kitchen
- Single basement car space and solid aluminium storage cage with direct access to lifts
- 2-port patch panel with 2 cat6 patch cables up to the network cabinet (in wardrobe)
- Small cube cabinet with powerboard, to contain network devices (eg. Router), above the patch panel
- Modem connected to Fibre To The Premises (FTTP) internet
- 2x In-wall cat6 ethernet to living area
- MATV system (front entry and driveway CCTV) can be tuned into, listed as channel 101
- Secure complex with CCTV to basements and facilities
- Upgraded unit video intercom including; live video feed to entry keypad camera TV / AV
- wall bracket with tilt option, suits TVs 37 to 80 inches / 50kg max weight. 600x400mm max mounting pattern.
- In-wall cable chute and composite AV cables connected to wall plates
- High quality TV cable bundle passing through wall chute: 2x HDMI 4K, 1x braided HDMI, coaxial antenna, cat6 ethernet for smart TV, TV power (figure eight connector).
- Cable chute can have additional cables passed through, if desired

Facilities at Ivy: Outdoor swimming pool, indoor pool and spa, sauna, cardio and weights gyms, yoga centre and BBQ/recreational facilities complete with children's playground. Short stroll to Woden Town Centre, Westfield Woden, Canberra Hospital, Woden Bus Interchange and Future Light Rail Link and a plethora of entertainment and recreational activities nearby. Rental Appiasal: \$500 - \$520/week. STATISTICS (all figures are approximate)

- Block: 10
- Section: 24
- EER: 6
- Year Built: 2019
- Residence: 61.3 m<sup>2</sup>
- Balcony: 10.7 m<sup>2</sup>
- Carspace: 13 m<sup>2</sup>
- Storage Cage: 2 m<sup>2</sup>

Pre-auction offers need to be unconditional and on a contract with a waiver of the cooling off period ie. Section 17. All offers are confidential & will not be disclosed to other buyers for privacy purposes.