

**241/7 Irving Street, Phillip, ACT 2606**

**Sold Unit**

Monday, 14 August 2023

241/7 Irving Street, Phillip, ACT 2606

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Area: 58 m2**

**Type: Unit**



Mark Wolens  
0262095002



Nicholas Jacob  
0262095023

**\$440,000**

This stunning 1-bedroom apartment is located on the 11th floor of the increasingly popular Trilogy complex. With its fantastic Woden location this apartment is truly at the heart of it all. Closely situated you'll find a myriad of shops, restaurants & bars, as well as educational & community facilities. Just to name a few, this amenity includes The Canberra Hospital, Marist & Canberra College, Westfield Woden & the ever-expanding restaurant & bar precinct. Additionally, this apartment's location is poised to benefit greatly from the proposed Woden light rail extension, with the route expected to run within easy walking distance to the development. High ceilings throughout give this apartment a real sense of space whilst the open plan design is accentuated by full height sliding doors & windows, which allow for large amounts of natural light to stream in. Connecting out from the open plan living area is the balcony, which provides elevated views towards Mt Mugga Mugga Reserve, Phillip Oval & the tree abundant suburbs of Garran & Hughes. The fully equipped & extremely versatile kitchen offers stone bench tops, quality stainless-steel Bosh appliances & a full-height pantry with additional overhead cupboards making for great storage capacity. The bedroom is well proportioned, has mirrored sliding built-in robes & large floor to ceiling windows with those same stunning views as the balcony. The main bathroom is enhanced with full height tiling, a wall hung vanity & a semi-frameless easy to clean shower screen. Trilogy, as a development, is highly regarded & has been developed by one of Canberra's best development teams with resort levels of amenity on offer. It provides owners with a fully equipped gym, pool & spa & BBQ facilities. Features:- 58m<sup>2</sup> of living- 12m<sup>2</sup> balcony- Positioned on the 11th floor- Currently tenanted until November for \$510/week- Modern kitchen with Bosch appliances- Stone benchtops in kitchen- Split system heating & cooling in living area- Floor to ceiling windows in living room & bedroom- European style laundry with Bosch washer/dryer- Basement parking & storage unit with lift access- Swimming pool, gym & BBQ area