

245/15 Irving Street, Phillip, ACT 2606

Apartment For Sale

Tuesday, 19 December 2023

245/15 Irving Street, Phillip, ACT 2606

Bedrooms: 2

Bathrooms: 2

Parkings: 2

Type: Apartment



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\$689,000+

Designed by the widely renowned DBI Architects the Ivy development presents the epitome of a luxurious lifestyle right in the heart of the Woden Town Centre. The residents are able to enjoy an unparalleled array of local amenities, as well as immediate access to Woden CBD. A combination of sweeping views and the open plan design combine to create an ultra-modern, light-filled residence with gorgeous vistas out to the horizon. This luxurious apartment features two bathrooms, two bathrooms and two side-by-side car parks. A spectacular living area is flooded with light and connects both with the balcony and a huge galley kitchen. A sizeable master bedroom includes a built-in robe, an ensuite and amazing views. Bedroom 2 also includes a built-in robe and adjoins the balcony. The quality of inclusions and the architectural touches are second-to-none and the high-end finishes are evident throughout the apartment. An elegant kitchen with stone benchtops, SMEG appliances, fully-tiled bathrooms and a European laundry ensure both practicality and convenience. The double-glazed windows and high-efficiency reverse cycle air conditioning ensure the residents' comfort all year round. Apartment features- Light-filled open floor plan with spectacular views- A galley kitchen with stone benchtops and plenty of storage- Soft-close cabinetry and high-grade SMEG appliances in the kitchen- LED downlights throughout the apartment- Full-height tiling in the bathrooms - Carpeted living areas and bedrooms, tiled kitchen and wet areas- European-style laundry - Double-glazed windows- Reverse cycle air conditioning- Lift access and visitor intercom- Private side-by-side parking for two vehicles, lockable metal storage enclosure - EER 6Complex facilities- Well-equipped gym- Large outdoor pool- Rejuvenation centre with indoor pool, spa, sauna & yoga facilities- Outdoor entertaining/recreational area

Key figures
Living area 89m²Balcony 12m²Car spaces 31m²Storage 3m²Total entitlement 135m²Build 2019Rent \$640 p/w (fixed term lease until 23/01/24)Strata levy \$1,322.45 p/qRates \$404 p/q (approx)Land Tax \$482 p/w (approx)