

246/7 Irving Street, Phillip, ACT 2606

independent
PROPERTY GROUP

Apartment For Sale

Thursday, 18 January 2024

246/7 Irving Street, Phillip, ACT 2606

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Area: 63 m2

Type: Apartment



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\$480,000

Located in the popular Trilogy development, is this exceptional top floor 1 bedroom with a highly usable floorplan, an abundance of natural light and picturesque views. Offering a huge 78m² of indoor/outdoor space, the size of the open plan living area is enhanced by the full height sliding doors and windows which allows for plenty of natural light and captures views towards the National Arboretum and surrounding mountain ranges. A seamless connection from the living area to the full width, 15m² balcony creates a highly useable space with stunning views. The fully equipped and extremely versatile kitchen offers stone benchtops, quality stainless-steel Bosch appliances, microwave alcove, a large pantry and additional overhead cupboards making for great storage capacity. Adjacent to the kitchen is the convenient space-saving European laundry which comes complete with a combination washer/dryer. The bedroom is generously sized (3.1m x 3.6m) and allows room for a king-sized bed while featuring the same stunning views as the living area. A full height, built-in wardrobe with mirrored sliding doors is complete with hanging and adjustable shelving ensuring storage is not in shortage. The main bathroom includes full height tiling, a wall hung vanity and a semi-frameless easy to clean shower screen. Trilogy, as a development, is highly regarded and has been developed by one of Canberra's best development teams with resort style amenity including a fully equipped gym, pool and spa. Nearby is Westfield Woden and the Town Centre where you'll find a myriad of shops, restaurants, and bars. Additionally, the 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. Features: • 63m² living • 15m² balcony • Top floor with stunning views • Modern kitchen with Bosch appliances • Stone benchtops in kitchen • Floor to ceiling windows in living room and bedroom • Mirrored built-in robe in bedroom • Full height bathroom tiling • Split system heating and cooling • Large storage cupboard in hallway • European style laundry with washer/dryer • Basement parking and storage unit and lift access • Swimming pool, gym and BBQ area Figures: Strata: \$3,700 p.a approx Rates: \$1,600 p.a approx Land Tax (investors only): \$1,900 p.a approx Built: 2017