

252/15 Irving Street, Phillip, ACT 2606



Apartment For Sale

Thursday, 11 January 2024

252/15 Irving Street, Phillip, ACT 2606

Bedrooms: 2

Bathrooms: 2

Parkings: 2

Type: Apartment



Anthony Weston  
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**\$699,000+**

**What you see:**A sun-filled NNE facing apartment offering uninterrupted views of the Arboretum, Telstra Tower, Red Hill and nearby mountains. The apartment is located high on level 14 which offers quiet living away from road noise and communal spaces on the ground floor. Two spacious light-filled bedrooms with bathrooms tucked away from the main living area provide clever and modern open plan layout. A functional kitchen with ample storage and bench space includes stone benchtops and a modern toned colour palette. The apartment is fringed with floor to ceiling windows capturing natural light and warmth into the interior.  
**What we see:**A sought-after apartment with luxurious amenities  
**See more:**Spacious 90sqm two-bedroom, two-bathroom apartment with 12sqm balcony  
Located on level 14 this apartment has spectacular views and provides a quiet haven away from road noise and communal spaces on the ground floor  
NNE orientation allowing abundant light and comfortable temperatures year round  
Master bedroom with custom extended 4.2 meter walk through robe & ensuite  
Two secure car spaces with storage cage close to lift core.  
CCTV installed throughout complex and basement for added security.  
Intercom access with audio and video linked to the apartment  
Modern open plan design with floor to ceiling windows providing ample natural light  
Living space includes wall mounted shelf and TV bracket with hidden power behind for a easy and seamless install  
Kitchen includes induction cooking with an externally ducted rangehood, integrated dishwasher, stone benchtops. French-door fridge/freezer pictured is included in sale if desired  
Spacious balcony off living area and bedrooms with captivating views of regular hot air balloon flights  
Due to the ideal orientation, there is no visual or acoustic impact from nearby construction sites  
Soft close cabinetry with ample storage space  
Split system heating & cooling in living and master bedroom  
European style laundry with washer/dryer included  
Located close to & in catchment area for local prestigious and sought-after schools  
Hotel style drop off zone at front of development  
Walking distance to the Westfield Woden and entertainment district  
Short distance to the Canberra City with bike path at base of development  
Secure bike lock-up room  
NBN connected  
License plate recognition to basement  
Living: 90m<sup>2</sup>Balcony: 12m<sup>2</sup>EER 6.0Built: 2020Rates: \$405 per quarterBody Corporate: \$1,522 per quarterLand Tax: \$482 per quarterCurrently leased at \$680 per week until 2/07/2024  
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