

254/7 Irving Street, Phillip, ACT 2606



Sold Unit

Tuesday, 17 October 2023

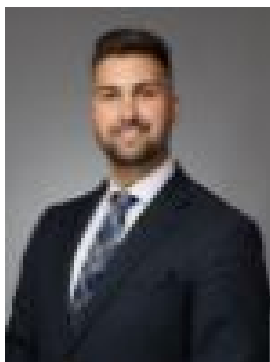
254/7 Irving Street, Phillip, ACT 2606

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Type: Unit



James Davis
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Contact agent

Welcome to 254/7 Irving Street, Phillip. This stunning one-bedroom, one-bathroom apartment is located in an enviable position, close to Westfield Woden and just 9.9km from Canberra CBD. Offering a host of incredible features both inside and out, this property offers the epitome of modern living. Situated on the ground floor, the apartment boasts convenience and accessibility. The well-equipped gymnasium and large in-ground swimming pool with BBQ area provide the perfect setting for active living and entertaining. Additionally, you'll have the luxury of a single underground car park and a separate storage cage, ensuring ample space for all your belongings. Step inside and be captivated by the high ceilings adorned with LED lighting, creating a bright and airy ambience throughout the apartment. The galley kitchen features Bosch appliances including an oven, cooktop, and dishwasher. The bedroom offers a built-in mirrored door wardrobe, with sliding door access to the rear courtyard, providing a tranquil outdoor retreat. Additional storage options are available, with a second wardrobe and a linen cupboard located at the entry. Practicality meets style with the European-style laundry. Roller blinds adorn every window, ensuring privacy and allowing you to control the amount of natural light that fills the space. A Toshiba split system in the living area provides year-round comfort, and the extra living space can be utilised as a study area or as an additional lounge room. The standout feature is the large private courtyard, ideal for outdoor entertaining or simply enjoying a cup of coffee in the morning sun.

Features :- High ceilings with LED lights- Second wardrobe and a linen cupboard located at the entry- Toshiba split system to the living area- Carpet in living, dining and bedroom- Built-in mirrored door wardrobe in the bedroom - Shade roller blinds in the living and block out roller blinds in the bedroom- Ceaser stone kitchen benchtop- Bosch appliances and dishwasher- European style laundry- Large private courtyard with three access points - Established trees and shrubs in the private courtyard - Complex gymnasium and large in-ground swimming pool - Single underground car park and a separate storage cage

Currently in a periodic tenancy until 19/11/2023 at \$490 p.w. Built: 2017 Living: 62sqm (approx.) Rates: \$1,506.00 p.a (approx.) Strata: \$733.00 p.q (approx.) Land tax: \$445.00 p.q (approx.) (if rented) EER: 5.0