

**260/15 Irving Street, Phillip, ACT 2606**

LUTON

**Apartment For Sale**

Friday, 24 May 2024

260/15 Irving Street, Phillip, ACT 2606

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 118 m2**

**Type: Apartment**



Tim and Justine Burke  
0261780200



Julia Atkinson  
0261780200

## Auction

Offering not only a home, but also a lifestyle, this as-new, north facing, 15th floor apartment in the outstanding Ivy development is truly an exceptional property. With breathtaking views across Canberra, the apartment allows you to enjoy the stunning Autumn colours, beautiful sunrises year-round and events like the Canberra Balloon Festival and Skyfire all from the comfort of your own home. The well-designed floor plan combines open-plan living with modern conveniences and is enhanced by an abundance of natural light and a stunning outlook from each of the floor to ceiling windows throughout the apartment. The generous kitchen will impress the home chef with quality Smeg appliances including a 900mm oven and induction cooktop, generous bench and storage space and a breakfast bar. Designed for executive living, the bedrooms are segregated, with the main suite on one side of the apartment with a walk-in wardrobe plus additional built-in, and an elegant ensuite with bathtub and underfloor heating. The other two bedrooms also have built-in wardrobes and access to the main bathroom, and all three bedrooms get to enjoy the stunning views. The 28m<sup>2</sup> glass balcony is a seamless extension of the internal living space and provides a beautiful area for outdoor entertaining and summer BBQ's, with power and a tap also available. The development itself is known for its resort style facilities with an indoor and outdoor pool, spa, sauna, two fully equipped gyms (one for weights and one for cardio), a children's playground and multiple outdoor sitting areas to take in the lovely gardens. Located within close proximity to the Woden Town Centre, the popular Curtin Shops, public transport and arterial roads, makes this position second to none.

**Features:**

- Located on the 15th floor of the Ivy development- North facing with breathtaking views across Canberra- Open-plan living with plenty of natural light- Generous and well-equipped kitchen with an island bench, stone bench tops, plumbing to fridge cavity, good storage space and soft close drawers/cupboards- Smeg appliances including a 900mm pyrolytic oven, induction cooktop and upgraded dishwasher- Large 28m<sup>2</sup> tiled balcony with sensational views, power and a tap-
- Segregated bedrooms- Generous main bedroom with ensuite- Excellent storage in all three bedrooms-
- Rain shower heads in both bathrooms-
- Ducted reverse cycle heating and cooling, underfloor heating in bathrooms-
- Automatic sheers and roller blinds throughout-
- Engineered oak timber flooring-
- Double glazed windows and doors-
- Secure double garage with charging for 2 electric vehicles (1 of only 3 with this approved in the development)- Separate lock up storage - Rental appraisal of \$875 to \$925 per week

EEER: 6  
Living size: 118m<sup>2</sup> plus 29m<sup>2</sup> balcony (approx.)  
Land rates \$1,739 p.a (approx.)  
Body Corporate \$8,676 p.a (approx.)