

272/15 Irving Street, Phillip, ACT 2606

Unit For Sale

Thursday, 16 May 2024



272/15 Irving Street, Phillip, ACT 2606

Bedrooms: 2

Bathrooms: 2

Parkings: 2

Area: 131 m2

Type: Unit



Brett Hayman
0411414624



Martin Faux
0421593602

Expressions Of Interest - Closes 12 June 2024

Open by prior appointment at 4:30pm Saturday 25th May. Please call prior to book your attendance. A breath-taking fusion of world-class design, uninterrupted views across Canberra and unimaginable attention to detail, 272 "The Ivy" is one of Canberra's finest and promises lifestyle superiority for one very lucky buyer. Flaunting style and modern lines, this ultra-rare apartment enjoys fluid in/out connectivity and has been designed to maximise natural light with its northerly aspect, walls of glass and sky lit interiors. A stunning Chef's kitchen is enhanced by Wolf appliances and adjoins an oversized custom island bench that can open to a 6 - 8 person dining area. With effortless connectivity onto an outdoor setting which wraps around two sides of the residence and soaks up the most incredible panoramic views the Canberra has to offer. The immense master suite boasts a number designer built in robes with kick plate storage drawers as well as a modern ensuite bathroom, and easy flow onto the terrace. The main bathroom doubles as an ensuite to the second bedroom boasting a bespoke study area and built in robes. The apartment has an abundant amount of storage, zoned air conditioning and under tile heating throughout. Within Phillip, you have access to Westfield Woden, Bradley Street Dining Precinct, Canberra Public Hospital, and the Woden Bus Interchange. There are also several parks nearby to enjoy a picnic or light stroll with your furry friend. Features include:- Full custom build, purchased as a bare shell from developer- Custom designed by award winning Dep't of Design- Elegant foyer room - Secure entry with lift access - North facing with walls of glass, high-end tiled flooring- Two oversize bedrooms plus an amazing home office area- Multipurpose area, currently tv area for kids - Open plan living area - Large Imported Italian floor tiles (1800x800)- High-end designer kitchen flaunting Wolf appliances (see below)- Immense open plan dining / living with easy in/out flow- Articulated breakfast bar, swings out for face to face dining- Upgraded reverse cycle Air-con heating and cooling (zoned capable)- In floor (in screed) heating throughout- Separate laundry- Full double glazing- Chadwick windows furnishings and automated blinds throughout- Bluetooth ceiling fans in living area and bedrooms- Kicker storage drawers throughout kitchen and bedrooms- Full soft close custom cabinetry throughout incorporating Blum hardware- Upgraded LED downlights and underlighting throughout- Programmable heated towel rails- 3 phase power to garage (1 of only a handful of apartments to have the ability to charge an EV)- Fibre network to garage- Oversize double garage Kitchen:- Integrated Miele dishwasher- Integrated Sub Zero refrigerator- 2 Wolf Combo Steam Ovens- Wolf Induction Cooktop- Schweigen Rangehood- ZIP Boiling, Filtered and Sparkling water tap The Ivy complex includes some terrific resort-style amenities including the rejuvenation centre with an indoor pool, indoor spa, yoga centre, sauna, fully equipped weights gym and separate cardio gym, large outdoor pool & an outdoor entertaining/recreational area with a children's playground. EER: 6.0 Living Area: 131m² (approx) Rates: \$1,335 pa (approx) Land Tax: \$1,535 pa (approx) Strata fees: \$8,829 pa (approx)