

**277/7 Irving Street, Phillip, ACT 2606**

STONE

**Sold Apartment**

Friday, 10 November 2023

277/7 Irving Street, Phillip, ACT 2606

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Area: 70 m2**

**Type: Apartment**



Jess Doolan  
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**\$465,000**

This delightful one-bedroom apartment with a perfect northerly aspect combines a tranquil atmosphere and beautiful outlook with all the convenience of its location in the heart of the highly sought after suburb of Phillip. One of the most amazing features of this executive apartment is indeed the northerly aspect, with the balcony, bedroom and living area bathed in constant natural light. This apartment is also extremely energy efficient, with outgoings and upkeep kept to a minimum so you can really enjoy all of the lifestyle aspects this apartment and location has to offer. Trilogy is a highly regarded development, just walking distance to shops, restaurants & cafe's including Space Kitchen, Bellucci's, Anytime Fitness, Phillip Ice Skating Centre and Westfield mall. Features Overview:- North facing apartment - Single-level floorplan - NBN connected FTTP - Age: Built in 2017 - Units plan number: 4341 - EER (Energy Efficiency Rating): 6.0 Stars Development Information:- Name of development: Trilogy - Number of buildings in development: 323 - Strata management: First Choice Strata Sizes (Approx.)- Internal Living: 58 sqm - Balcony: 12 sqm - Total residence: 70 sqm Prices- Strata Levies: \$611.02 per quarter - Rates: \$440.71 per quarter - Land Tax (Investors only): \$373.01 per quarter - Conservative rental estimate (unfurnished): \$510 per week - Currently on a fixed term lease at \$510 per week Inside:- Large kitchen with stone bench tops and quality appliances - Open plan kitchen living area - Living area bathed with natural light - Full sized bathroom with quality fixtures and fittings - Generously sized bedroom with built in robe - European laundry - Split system to living area - Ample storage throughout Outside:- North facing balcony with uninterrupted views over the pool area - Fully equipped gym & resort style pool - BBQ facilities for residence to enjoy year-round - Undercover basement car parking Inspections: We are opening the home most Saturdays with mid-week inspections. However, if you would like a review outside of these times please email us at: [jessdoolan@stonerealestate.com.au](mailto:jessdoolan@stonerealestate.com.au) Disclaimer: The material and information contained within this marketing are for general information purposes only. Stone Gungahlin does not accept responsibility and disclaims all liabilities regarding any errors or inaccuracies contained herein. You should not rely upon this material as a basis for making any formal decisions. We recommend all interested parties make further enquiries.