

279/7 Irving Street, Phillip, ACT 2606



Sold Unit

Friday, 3 November 2023

279/7 Irving Street, Phillip, ACT 2606

Bedrooms: 2

Bathrooms: 1

Parkings: 2

Type: Unit



Elie Aoun

0428645940

\$541,000

Positioned on level 4 in Trilogy is this outstanding 2-bedroom apartment with beautiful green views & private. Walking to the ever-growing amenities of the Woden Plaza will surely be a reoccurring Sunday morning routine. High ceilings with square set finishes throughout give this home a real sense of space & open plan living which is accentuated by the full height sliding doors & windows. The fully equipped & extremely versatile kitchen offers stone benchtops, quality stainless-steel Bosch appliances including dishwasher & under-mount microwave space leaving the kitchen clear of bench space. There is also a full-length pantry with overhead cupboards to the ceiling making for great storage capacity. The well-proportioned main bedroom has full height built-in robes with hanging & adjustable shelving & the bonus of mirrored sliding doors as does the second bedroom. The bathroom has floor-to-ceiling tiling, a wall hung vanity & large semi frame-less easy to clean shower screen. Adjacent to the kitchen is a generous open plan living & dining room which opens out to a full-length usable balcony ideal for that after work drink. Trilogy as a development is highly regarded with proximity to the Woden Town Centre and business hub. Its within walking distance to shops restaurants & cafe's & has the added value of fully equipped gym & resort style pool & BBQ facilities for residence to enjoy year-round. The Perks: • Open plan living & Kitchen • Stone benchtops with plenty of space • Wall mounted reverse-cycle heating and cooling • Quality window furnishings & full height windows • Views aplenty from usable balcony • Lift access direct from basement car park • Basement parking with storage • Proximity to town centre • Resort style amenities The Numbers: • Total internal living: 69m² • Rates: \$1,523 per annum approx. • Land Tax: (only investors) \$1,797 per annum approx. • Strata Levies: \$3,562 per annum approx. • Build: 2017 • EER: 5 stars Explaining the private treaty process: • To ensure a fair & equitable process, all offers are confidential. This gives our buyers peace of mind that we will not disclose an offer to another buyer in an attempt to force that buyer's intent. For guidance on when offers close and how best to submit an offer, please contact the agent directly.