

291/7 Irving Street, Phillip, ACT 2606

Apartment For Sale

Friday, 9 February 2024

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Bedrooms: 1

Bathrooms: 1

Parkings: 1

Area: 66 m2

Type: Apartment



Tim Stafford
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\$475,000+

This stunning one bedroom apartment is spacious and perfectly positioned on Level 5 of the very popular 'Trilogy' complex in the heart of Woden. Located at the end of the building, the bonus of the many extra windows becomes apparent immediately on entering the sunny, light-filled living area. Enjoy the warming sun and the lovely views as you relax in your own private paradise. This enticing floorplan provides tremendous flexibility for separate living and dining options. Picture yourself entertaining family and friends or relaxing with a good book or watching a movie in the joy of your new home. The adjoining balcony is also a pleasant place to relax and watch the world go by. The designer kitchen offers premium appliances, stone benchtops and plenty of storage space including a pantry cupboard. The spacious bedroom is positioned away from the living area and will accommodate a king-size bed. It also features ample wardrobe space. The stylish bathroom features floor to ceiling tiles, a stone benchtop with storage, plus an extra-large shower recess. The internal laundry comes complete with a combined washing machine/dryer. For year-round comfort there is split-system air-conditioning, plus the property also has an allocated basement car parking space and a storage cage. The highly sought-after Trilogy Complex features a huge outdoor swimming pool, spa, BBQ area and an extremely well-equipped gymnasium. Ideally positioned close to Westfield Woden, the Canberra Hospital, Government offices, local schools and public transport (including the light rail system when completed). In summary, features include: * Very spacious light-filled one bedroom apartment * Private Level 5 location with views * Generous kitchen with lovely stone bench tops and premium appliances including a dishwasher * Extra large bedroom with tremendous wardrobe space * Stylish and modern bathroom with quality fittings * European laundry with combined washer/dryer * Reverse-cycle air-conditioning * Large windows providing plenty of natural light and lovely views * On-site gymnasium, large outdoor swimming pool, spa & BBQ area * Allocated basement carparking space and storage cage * Easy access to Westfield Woden, The Canberra Hospital and public transport * Living: 66m² (approx) * Balcony: 7m² (approx) * Rates: \$376.00 per quarter (approx) * Land Tax: \$440.26 per quarter (approx) (only if not principal place of residence) * Strata: \$801.48 per quarter (approx) * Built: 2017 * EER: 6 stars