

**302/7 Irving Street, Phillip, ACT 2606**



**Apartment For Sale**

Friday, 3 May 2024

302/7 Irving Street, Phillip, ACT 2606

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Area: 65 m2**

**Type: Apartment**



Sam Buchanan

0402838949

## Offers Over \$425,000

Often sought and seldom found is an apartment that has:

- A true north aspect
- Elevated unobstructed views
- Not looking into other apartments
- Premium privacy
- Open plan design
- Large balcony for entertaining

This home is perfect for those wanting to put a tick in every box. An open plan design that extends the living space out to the well-proportioned balcony can cater to a large table and BBQ with gorgeous views. Privacy is ensured where there are no other apartments look into you, and your views over the treetops of Curtain and Yarralumla to Telstra Tower are unobstructed. Enjoy all this convenience and a 'lock up and leave' lifestyle for you or your tenant with the added bonus of picturesque Woden surrounds, only a stroll to Woden Town Centre and the future proposed light rail for transport ease into the City, you can't go wrong with this location!

**Key Figures (approx):**

- Living area: 52sqm
- Balcony area: 13sqm
- Orientation: North
- Year of construction: 2017
- Strata: \$3,087pa (inc admin fee and sinking fund)
- Rental return: \$490-\$520pw
- Vacant possession

**Features:**

- 2.7m high ceilings
- Square set cornices
- Bedroom has mirrored built-in robes
- Stone benchtops and modern kitchen
- Stainless steel appliances including dishwasher
- Full height tiling, semi-frameless shower screen & quality fittings to the bathroom
- Reverse-cycle split system heating and cooling

**Trilogy benefits:**

- Intercom access for visitors
- Plenty of visitor parking on site
- Heated outdoor pool and spa
- Outdoor BBQ area & recreational area
- Fully equipped gym
- Pay TV connected
- In the heart of the Woden Town Centre

**Key location features according to Google Maps:**

- 400m to Department of Health, Department of Social Services, ACT Health, CASA, IP Australia
- 800m to Westfield Woden entrance and restaurants
- 3min drive to Coles and Woolworths
- 4min drive to Canberra Hospital
- 18min Rapid bus from Woden to City (plus many others)

\*transport.act.gov.au

- Light rail stage 2 is coming to Woden

\*subject to Government delivering the infrastructure.