

322/7 Irving Street, Phillip, ACT 2606

LUTON

Apartment For Sale

Wednesday, 12 June 2024

322/7 Irving Street, Phillip, ACT 2606

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Type: Apartment



Miriana Cavic
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\$470,000

Welcome to this exquisite 1 bedroom apartment, located on the top floor (level 8) offering uninterrupted views towards Black Mountain that cannot be built in. North facing, this apartment is full of natural light. Nestled within the highly sought after 'Trilogy' complex. It is a haven tailored to the aspirations of first-time homebuyers, young professionals, and savvy investors. Immerse yourself in the vibrant heartbeat of this prime location, just moments away from Westfield Woden and government departments. It is brimming with shopping, dining, entertainment and transport options including the exciting Light Rail Stage 2. This 1 bedroom apartment features a sleek kitchen, adorned with stylish Bosch appliances and 20mm stone bench tops. The full sized bathroom, European laundry and reverse cycle heating and cooling ensures your utmost comfort and convenience. Experience a seamless transition from indoor to outdoor living as you entertain or relax on the full length balcony, accessible from the open plan living area. This gorgeous apartment also provides secure basement parking complete with a lockable storage unit, for convenience and peace of mind. Indulge in resort style amenities, including a swimming pool, rejuvenating spa, communal BBQ area and a state-of-the-art gym. This apartment is truly at the heart of convenience, making it the perfect choice for first time buyers and young professionals looking to embrace an urban lifestyle, with all the perks of resort living. Envision the unmatched convenience and savings that come hand in hand with this extraordinary lifestyle. Features: • Developed by renowned Amalgamated Property Group • 1-bedroom apartment in a sought-after locale • Positioned on level 8 (top floor) with spanning uninterrupted views towards Black Mountain • Contemporary open plan design with high-end finishes • Modern kitchen with Bosch appliances and stone benchtops • Luxurious bathroom with floor-to-ceiling tiles and semi-frameless showers • European laundry • Generously sized bedroom with floor-to-ceiling windows • Lift access from basement to apartment level • Visitor access via audio intercom system • Secure carpark with lockable storage cage • Resort-style pool, spa, and fully equipped gym • NBN connected for seamless connectivity' Statistics: • Living area: 57m² • Balcony: 12m² • Total size: 69m² • Body Corporate Levies: \$731 pq approx. • Rates: \$335 pq approx • Landtax: \$385 pq approx (if rented) • Build: 2017 • 6-star EER (Energy Efficiency Rating)