

33/9 Irving Street, Phillip, ACT 2606

Apartment For Sale

Thursday, 6 June 2024

33/9 Irving Street, Phillip, ACT 2606

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Area: 84 m2

Type: Apartment



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Offers Over \$590,000

This highly impressive 84m² apartment occupies a desirable eastern corner position, with expanses of floor to ceiling double glazed windows providing a light and spacious interior to call home. Designed with practicality and function in mind, the layout intends to maximise liveability with a formal entrance hall and segregation of the living and entertaining areas from the bedrooms. The generously proportioned kitchen is both sophisticated and highly practical and includes stone benchtops with a large island bench and ample bench and storage space along with quality stainless steel Smeg appliances including a 4-burner gas cooktop. Quality engineered timber floors feature throughout the east facing living areas while masses of floor to ceiling windows provide engaging views of the Woden Town Centre and mountain ranges as your backdrop. Automatic block out roller blinds and elegant sheer curtains provide a touch of class while multiple sliding doors provide easy access to the large, 16m², wrap around balcony. Two generously sized bedrooms, both with stunning floor-to-ceiling double glazed windows, include built-in wardrobes with the main bedroom featuring an elegant ensuite with quality Parisi tapware and stone topped vanities as well as full height wall tiling. The main bathroom is conveniently located nearby to the second bedroom while maintaining separation from the kitchen and living areas. This exceptional apartment is part of a vibrant lifestyle precinct with access to a state-of-the-art gym and a sun-soaked pool surrounded by a lush backdrop and expansive lounge beds on the deck. Located on the northern edge of the Woden Town Centre, an array of amenity can be easily accessed including Westfield Woden, a thriving hospitality scene with numerous restaurants and cafes, recreational and sporting facilities as well as excellent public transport and employment facilities.

Features: - 84m² of living - 16m² covered balcony - Envious east facing corner position - Engineered timber flooring - Smeg gas cooktop, oven and dishwasher - Stone benchtops with generous island bench - Externally ducted rangehood - Double glazed floor to ceiling windows throughout - Sheer curtains and electric block out blinds - Built-in wardrobes to both bedrooms - Full-height wall tiling in the bathrooms - Large linen cupboard - Reverse cycle heating/cooling - Basement parking and storage - Lift access - Access to the stunning lap pool and fully equipped gymnasium

Figures: Strata levies: \$4,900 p.a approx Rates: \$1,700 p.a approx Land tax (investors only): \$2,000 p.a approx Built: 2021