

**37/9 Irving Street, Phillip, ACT 2606**



**Sold Apartment**

Monday, 14 August 2023

37/9 Irving Street, Phillip, ACT 2606

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 2**

**Area: 77 m2**

**Type: Apartment**



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## Contact agent

Contemporary style, sunshine, and space unite in this beautifully appointed apartment to deliver an instantly appealing lifestyle sanctuary in the heart of Phillip. Open-plan living captures the essence of modern living with clean lines, timeless neutral décor, and quality finishes. The contemporary kitchen is equipped with quality stainless steel appliances and abundant cupboard storage, while an open-plan living and dining area enjoys an effortless flow to a sun-washed balcony with elevated leafy outlooks to Telstra Tower. Accommodation comprises two well-proportioned bedrooms, both of which are appointed with built-in wardrobes. The master boasts a fully tiled ensuite and balcony. The main bathroom features a large shower and floor-to-ceiling tiling. Residents enjoy level lift access to a secure basement car space as well as beautifully landscaped complex gardens with a large resort-style heated pool and gym. This stunning apartment is positioned within a stroll of Woden Town Centre, Hellenic Club, and easy access to arterial roads connecting you to Canberra's hubs. \* 2 bed | 2 bath | 2 car \* Stylish contemporary interiors flooded with natural light \* Generous open-plan living/dining areas flow to the balcony \* N/facing sunny balcony with elevated tree-top views and to Telstra Tower \* Gourmet stone kitchen, quality stainless steel appliances \* Well-proportioned bedrooms appointed with built-in robes \* Main with chic ensuite and balcony \* Resort-style facilities include a pool and gym \* Lift access to secure tandem parking, separate storage cage \* Perfect for investors, professional couples, and downsizers \* Stroll to Woden Town Centre \* Easy access to arterial roads Rates: \$1,597pa (approx.) Land Tax: \$1,880pa (approx. if rented out) Whilst all care has been taken to ensure accuracy in the preparation of the particulars herein, no warranty can be given, and interested parties must rely on their own enquiries. This business is independently owned and operated by Belle Property Canberra. ABN 95 611 730 806 trading as Belle Property Canberra.