

39/9 Irving Street, Phillip, ACT 2606

Apartment For Sale

Saturday, 24 February 2024

BASTION
PROPERTY GROUP

39/9 Irving Street, Phillip, ACT 2606

Bedrooms: 2

Bathrooms: 2

Parkings: 2

Area: 86 m2

Type: Apartment



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Auction Price Guide: \$609,000+.

A seamless blend of style, functionality, and comfort. Discover modern living in this bright and airy two-bedroom apartment, meticulously crafted to offer a seamless blend of style, functionality, and comfort. Whether you're entering the property market or seeking to downsize without compromising on quality, this residence presents an exceptional opportunity. An intelligently designed layout maximises space and natural light, creating an inviting ambiance throughout. Generously proportioned living areas provide ample room for relaxation and entertaining, while the well-appointed kitchen offers both practicality and style, featuring chic modern finishes and plenty of storage. Both bedrooms are well-proportioned, offering comfortable retreats at the end of the day, while the abundance of storage ensures clutter-free living. The apartment is thoughtfully equipped with all the modern conveniences necessary for a low-maintenance lifestyle, allowing you to enjoy your surroundings without the hassle of constant upkeep. Nestled in the heart of Phillip, one of the most sought-after precincts, this residence enjoys easy access to a plethora of amenities. From top-rated schools like Garran and Mawson Primary to picturesque parks perfect for weekend strolls, every convenience is within reach. Nearby shopping destinations such as Westfield cater to your retail needs, while the proximity to the Canberra Hospital ensures peace of mind for you and your loved ones. Commuting is a breeze with a seamless public transport network at your doorstep, connecting you to all corners of the city. Whether you're heading to work or exploring the vibrant cultural scene of Canberra, you'll appreciate the convenience of living in such a well-connected location.

Key Features:- Functional floorplan: Step into a chic, modern design with versatile interiors that allow you to personalise your living space.- Well appointed kitchen: Boasting stainless steel Smeg appliances, including a 600mm gas cooktop and 600mm electric oven, along with sleek stone benchtops and ample storage space.- Climate control comfort: Split system reverse cycle heating and cooling.- Abundant storage: Built in wardrobes, linen cupboards and European laundry.- Little luxuries: well appointed gym and complex pool.- Envious views: The balcony overlooks Black Mountain and Telstra Tower.

Particulars (all approx.):- Living: 86sqm approx. - Balcony: 11sqm approx. - Body Corporate Fees: \$5,652.55 (per annum) approx. Whilst all care has been taken to ensure accuracy, the material and information contained are approximate only and no warranty can be given. Bastion Property Group does not accept responsibility and disclaim all liabilities regarding any errors or inaccuracies contained herein. You should not rely upon this material as a basis for making any formal decisions. We recommend all interested parties to make further enquiries.