

40/15 Irving Street, Phillip, ACT 2606

Sold Apartment

Thursday, 12 October 2023

40/15 Irving Street, Phillip, ACT 2606

Bedrooms: 2

Bathrooms: 2

Parkings: 2

Area: 105 m2

Type: Apartment



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\$745,000

Please note access is from Spoering Street Positioned at the northern front of the award-winning Ivy apartments is this oversized residence displaying magnificent views of iconic Canberra landmarks. The huge 105m² of internal living ensures this 2-bedroom apartment offers a roomy and practical lifestyle. The modern kitchen features 20mm stone benchtops with a waterfall edge, premium SMEG appliances, induction cooking, an externally ducted rangehood and plenty of cupboards. The living room and balcony capture magnificent views towards Telstra Tower, the National Arboretum, and the leafy surrounding suburbs. With no development opportunity in front of the Ivy, the view is forever picture perfect. Thanks to the double-glazed windows surrounding the living area and its dual aspect this apartment receives excellent natural light. Elegant sheer and block out curtains enhance the space while also providing privacy and protection. The main bedroom displays floor to ceiling double-glazed windows and sliding doors opening out to a private balcony. Also on offer is the enormous mirrored built-in wardrobe, a study nook, split system air conditioning, and a well-equipped ensuite with full height tiling, a mirrored medicine cabinet and feature shelving. The second bedroom is complete with a built-in robe and is directly opposite the main bathroom. A category award winner in the Master Builders excellence awards "Ivy" has been expertly constructed and offers a lifestyle not usually seen in apartment living. As an owner you'll have access to extensive on-site amenities including a 25m lap pool, a fully equipped weights gym & a separate cardio gym. Additionally the Ivy Wellness Centre offers a designated yoga room, plunge pool, spa and sauna. Features:- 127m² of indoor/outdoor living - Ready for immediate occupation- Two balconies- Northerly aspect - Corner position- SMEG appliances including induction cooktop- Stone benchtops - Externally ducted rangehood- Full height tiling in bathroom and ensuite - Mirrored medicine cabinets in bathroom and ensuite- Mirrored sliding door built-in robes - 25m outdoor lap pool with barbeques- Fully equipped cardio gym- Separate fully equipped weight gym- Bike storage facilities- Rejuvenation centre with indoor pool, spa and sauna - Children's playground with soft fall matting - Extensive landscaped gardens spread across the 9680sqm block Figures: Living: 105m² Outdoor living: 22m² Strata levies: \$5,300 p.a approx Rates: \$1,700 p.a approx