

**42/7 Irving Street, Phillip, ACT 2606**



**Apartment For Sale**

Tuesday, 28 November 2023

42/7 Irving Street, Phillip, ACT 2606

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**



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## offers over \$540,000 considered

Comfort and convenience are some of the main features of this 2 bedroom apartment in the heart of what is the 'happening' area of Woden Valley. Set within a well constructed complex this fourth floor apartment is modern and light filled and features warm tones that resonate throughout. The resort-style complex, complete with a lap pool, spa, and barbecue areas, provides the perfect social hub to enjoy quality time with friends and family. Fitness enthusiasts will enjoy the fully equipped gym and then onto the pool for a swim. A spacious open plan living area opens to a covered balcony that runs the length of the apartment. The practical kitchen space, equipped with top-of-the-line Bosch stainless steel appliances, 20mm stone benchtops, and ample pantry space allows the chef in you to ignite your passion. 2 bedrooms will accommodate your guests or live in tenant perhaps. Both offering segregation along with built in robes. Overall 'Trilogy' offers a great option to live in or invest for your future. Nestled in the heart of the 'new' and vibrant Woden Town Centre, this prime location is rapidly evolving into one of Canberra's most exciting precincts. An array of great dining venues, shops, and entertainment outlets are all within easy walking distance. Along with such established venues as Westfield Woden Plaza, Hellenic Club, Southern Cross Club, and the Phillip Pool to name a few. Lots of storage space and a Daikin split system air-conditioning also add to the comfort of this north east facing apartment. Within a short commute to the city, and with easy transport access to many private and public schools, this apartment is a great opportunity not to be missed. It also offers secure basement car parking with storage.

**We liked:** The outlook Heating cooling Resort style living Pool and Gym Easy access to major shopping outlets Close to major bus routes Secure intercom access Open plan living area Modern kitchen with stone benchtops, dishwasher, electric cook top and oven, and plenty of bench and cupboard space Main bedroom with built-in robe Second segregated bedroom with built-in robe Floor-to-ceiling windows in the living room and bedrooms 2.7 high ceilings Basement parking space, direct lift access and storage cage NBN connected with FTTP Resort-style in-ground heated pool and spa with BBQ area Well-equipped 24/7 fitness centre/gymnasium Walking distance to Woden Town Centre and bus interchange 12 minute drive (approx.) to the City centre Currently tenanted on a month to month basis @ \$540 Per week Rates approx \$384 per quarter Body Corp approx \$913 per quarter Land tax approx \$384 per quarter ( if applicable )