

44/15 Irving Street, Phillip, ACT 2606



Unit For Sale

Friday, 3 May 2024

44/15 Irving Street, Phillip, ACT 2606

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Area: 86 m2

Type: Unit



Grahame OBrien
0418625437



Tim Ngo
0416543885

\$669,000

Nestled on the 6th floor of the prestigious and highly desired "Ivy" development, this exquisite 2-bedroom apartment awaits you. It's just a short stroll from the bustling Woden Westfield shopping centre, Canberra Hospital, Canberra College and an array of amenities. Moreover, this remarkable complex is conveniently situated near a proposed light rail site, ensuring swift and seamless tram access to the City Center & North Canberra regions. From the moment you step inside, the property boasts an abundance of natural light throughout every corner of the apartment thanks to the floor to ceiling windows and the delightful easterly aspect. The well-designed interior boasts segregated bedrooms & bathrooms with an open living area that flows seamlessly into a well-appointed kitchen. The kitchen offers 20mm stone benchtops, premium SMEG appliances and ample storage space. The living room leads out to a full-width entertainer's balcony offering great parkland and mountain views. The residence offers two light filled & generous bedrooms with a built-in robe in the second bedroom, while the main bedroom is well equipped with a walk-in robe, ensuite & split system air conditioner (heating & cooling). Both bedrooms include fitted electric black out blinds. Both bathrooms feature full height tiling, mirrored cabinet & a stone bench top to the vanity units. Providing an extensive array of resort style amenities, you'll experience the ideal blend of functionality and luxury. This impressive selection includes a 25m lap pool, indoor heated pool, sauna, fully equipped weights & cardio gyms, yoga space, outdoor BBQ's and a children's playground with soft fall matting. Looking for a blend of an active lifestyle & great convenience? This property has all the boxes ticked for you.

Features:

- Eastern aspect
- Quality SMEG appliances
- Double-glazed throughout
- 2 split system air conditioner units
- Stone benchtops
- Quality engineered timber flooring throughout living areas
- Externally ducted rangehood
- Walk in robe in main bedroom
- 25m outdoor lap pool with barbeques
- Fully equipped cardio gym & Separate fully equipped weight gym
- Bike storage facilities
- Residents lounge area
- Rejuvenation centre with pool, spa & sauna as well as yoga centre
- Children's playground with soft fall matting
- Located along the future light rail network & regular bus routes
- Walking distance to Westfield Woden Shopping Centre

Essentials: (Approx.)

- Living size: 86.6 m²
- Balcony/terrace: 12.4 m²
- Total area: 99m²
- Rates: \$1,335 p.a.
- Land tax: \$1,535 p.a (investors only)
- Strata Levies: \$4,140 p.a.
- Strata Manager: Vantage Strata Management
- Rental Estimate: \$620 - \$650
- Age: 5 years (built 2019)
- EER: 6