

**5/15 Irving Street, Phillip, ACT 2606**

**Sold Apartment**

Wednesday, 6 December 2023

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**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 2**

**Area: 198 m2**

**Type: Apartment**



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**\$820,000**

\*Please note road access is currently from Spoering Street\* Located on the northeast corner of the award-winning Ivy apartments is this truly remarkable ground floor residence. Featuring 94m<sup>2</sup> of internal living and a massive 104m<sup>2</sup> low maintenance courtyard, this is arguably one of the best apartments in the Woden Valley. The superb corner position, high ceilings and masses of floor to ceiling double glazed windows help to soak up the morning and midday sun throughout the apartment. The open plan living area is complete with engineered timber floors, which features throughout the apartment, and provides seamless access to the courtyard through large sliding doors. A striking kitchen overlooks the living and dining area and features a full height window for further natural light to stream in. Features of this highly functional kitchen include breakfast bar island bench, 20mm stone benchtops, quality AEG appliances including induction cooktop and plenty of storage space. Both bedrooms are ideally separated from the living area with the main bedroom featuring sliding door access to the courtyard, large mirrored built-in wardrobes and a stylish ensuite with full height tiling, wall-hung vanity, mirrored medicine cabinet and feature shelving. The second bedroom is complete with a built-in wardrobe and is directly opposite the main bathroom for convenience. The huge courtyard provides an abundance of options for use such as outdoor kitchen, dining, and lounge settings to secluded day beds, vegetable planter boxes/garden beds or simply the space for pets to roam around. Direct gate access from the courtyard leads to Ivy's resort style, 25m pool and BBQ area while the indoor pool, spa, sauna and two gyms can all be easily accessed on the same level of the building as your residence. This rare opportunity to secure a highly sought after ground floor courtyard apartment in the Woden Town Centre wont last long. Features-  
- Spacious 94m<sup>2</sup> of living-  
- Huge 104m<sup>2</sup> courtyard-  
- Northeast corner position-  
- Engineered timber flooring throughout-  
- High ceilings-  
- Abundance of floor to ceiling double glazed windows-  
- Reverse cycle heating and cooling units in living area and main bedroom-  
- AEG appliances including induction cooktop-  
- 20mm stone benchtops and stone splashback-  
- Courtyard access from the main bedroom-  
- Two stylish bathrooms with wall-hung vanities and mirrored medicine cabinets-  
- Two side by side car spaces with lift access-  
- 25m resort style pool and barbeque area-  
- Indoor pool, spa and sauna-  
- Separate weights and cardio gyms