

**55/9 Irving Street, Phillip, ACT 2606**



**Sold Unit**

Friday, 11 August 2023

55/9 Irving Street, Phillip, ACT 2606

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Type: Unit**



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**\$455,000**

Discover the epitome of modern living in this stunning 1-bedroom apartment located on level 6 of the prestigious Oaks complex. Spanning an impressive 61m<sup>2</sup> of living area, this apartment offers a harmonious blend of style, comfort, and convenience. Step inside and be captivated by the impeccable craftsmanship and attention to detail. The kitchen boasts high-quality finishes, a sleek stone benchtop, Smeg appliances including a 4-burner gas cooktop and plenty of storage. The open-plan design seamlessly connects the kitchen to the generous living area, creating a perfect space for entertaining or simply relaxing. Natural light floods every corner of this apartment due to the expansive floor-to-ceiling windows throughout. The bedroom features built-in wardrobes, providing ample storage space, while the modern bathroom exudes elegance and sophistication. Developed by the award-winning Amalgamated Property Group and constructed by one of Canberra's most experienced builders, Milin Builders, this apartment showcases quality and craftsmanship. The Oaks complex offers an array of luxurious amenities including a beautiful lap pool surrounded by lush greenery, expansive lounge beds on the deck, and a state-of-the-art gym for residents to enjoy.

**The Perks:**

- Developed by renowned Amalgamated Property Group
- Smeg gas cooktop, oven & dishwasher
- Stone benchtops
- Externally ducted rangehood
- Double glazed floor to ceiling windows throughout
- Built-in wardrobes in bedroom
- Full-height wall tiling in the bathroom
- Reverse cycle heating/cooling throughout
- Basement parking
- Lift access
- Access to the stunning lap pool & fully equipped gymnasium

**The numbers:**

- Living area: 61m<sup>2</sup>
- Balcony: 6m<sup>2</sup>
- Level: 6
- Body Corporate Levies: \$850 p.q (approx.)
- Rates: \$378 p.q (approx.)
- Land tax (only applicable for investors): \$400 p.q (approx.)
- Build: 2021
- EER: 6 star

**The Location:**

- 1.3km to Westfield Woden & dining precinct
- 4.2km to Canberra Hospital
- 300m to Phillip Oval
- Less than 15 minutes to Canberra CBD

**Explaining the private treaty process:**

- To ensure a fair & equitable process, all offers are confidential. This gives our buyers peace of mind that we will not disclose an offer to another buyer in an attempt to force that buyer's intent. For guidance on when offers close and how best to submit an offer, please contact the agent directly.