

61/9 Irving Street, Phillip, ACT 2606

Raine&Horne.

Sold Apartment

Friday, 11 August 2023

61/9 Irving Street, Phillip, ACT 2606

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 102 m2

Type: Apartment



Vic Srbinovski
0410583048

Contact agent

We welcome you to 61/9 Irving Street Phillip OAKS Arbour. This amazing 102m² of living* 3-bedroom apartment will take your breath away, from the views to the finishes, the inclusions, the additional thought & design process to make this an exceptional offering in the sought-after OAKS Arbour Complex Phillip. As you enter the complex you will notice the sheer quality, thought behind the design process & the quality execution from concept, design, right through to the final product. Starting from the large gym offering cardio machines to one end & strength training to the other with the bathroom facilities to the mid-section. As you enter the complex you will encounter the lovely formal sitting lounge to the right of your entry whilst straight ahead at the face side of the 3 lifts is the open sitting area with the communal dining space to your right & the additional sitting area to your left. Look forward and there you have it, the magnificent covered alfresco/entertaining area, looking over the lawns toward the amazing pool area where you can simply take a plunge, sit back & relax with a beverage of your choice. Making your way into the apartment on level 7 you will be greeted by a magnificent view toward the National Arboretum & Dairy Farmers Hill lookout. Now that you've taken in the view now it's time to explore this amazing offering. You have a stunning kitchen with stone benches, ample storage space, dishwasher, gas cooking, microwave space and so much more. Laundry to the side with a dryer included. The living area is expansive with beautiful timber look flooring throughout the apartment with reverse cycle heating/cooling split system. Off the living area is the north facing balcony where you have approximately* 13m² of outdoor space perfect for entertaining or sit back and enjoy the surrounding vistas. To the right of the apartment are the sleeping quarters which comprise of a large main bedroom, ensuite with shower & bath & ample built-in cupboard space, has a secondary reverse cycle heating/cooling split system. This main bedroom is located on the corner side of the building taking advantage of the aspect & magnificent vistas. Bedroom 2 is also well proportioned & has a built-in robe with north-facing views & ample sunlight. Bedroom 3 is positioned across the corridor near the main bathroom and has a built-in robe. For your vehicles there are 2 separate car spaces in basement with a good size storage shed. - Quality kitchen, stone benches, dishwasher, gas- Open plan living area that opens to large balcony- Northern vistas to Arboretum & Dairy Farmers Hill- Bedroom 1 with views, ensuite, bathtub & shower- Bedroom 2 with BIR & northerly aspect with views- Bedroom 3 with BIR near the main bathroom - European laundry with dryer included- 2 x reverse-cycle heating/cooling split systems- Level 7, single level living, intercom system- 2 car parks in basement + 1 storage shed- Air-conditioned gym house + facilities + pool- Strata \$1,210.76 PQ*, Rates: \$441 PQ Approx*- Sinking Fund \$564.16 P/Q* Approx*- Water \$175.56 PQ* Land Tax \$2,000 P/Year if rented*- Rental estimate \$730 - \$780 PW* Approx*- Vacant possession. Move in ready. EER 6.0 To make this apartment yours, simply contact Vic Srbnovski on 0410 583 048 or email vic@qbn.rh.com.au