

65/15 Irving Street, Phillip, ACT 2606



Apartment For Sale

Tuesday, 11 June 2024

65/15 Irving Street, Phillip, ACT 2606

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 153 m2

Type: Apartment



Oliver Muscat

Contact Agent

If you are excited by the opportunity to live in a beautifully designed apartment, with breathtaking views and a host of amenities at your doorstep, then this might be the one for you! Positioned on the 9th Floor, with unparalleled views across the ACT as the backdrop to this home, you are in for something special! Entertain and enjoy modern living throughout the spacious open-plan kitchen/living/dining area. The home's clever design connects you to the outside, delivering a feeling of generosity and space. Floor-to-ceiling windows allow you to drink in the views and connect seamlessly to the 35 sqm north-facing balcony. The segregated master suite features a walk-in robe, balcony access and a large ensuite, offering an opportunity to bathe whilst enjoying the fabulous views. Bedrooms 2 and 3 offer BIRs and also enjoy the northerly aspect of the property. For added convenience, a second bathroom and laundry room are positioned to this side of the home. An unbeatable 'lock-up and leave' property for those with travel on their agenda. Whilst at home, continue the resort lifestyle with Ivy's rejuvenation centre, 2 gyms, sauna, indoor and outdoor pools and designated Yoga areas. Positioned within the Woden Town Centre rejuvenation project and adjacent to the planned light rail, The Ivy offers the ultimate in convenience and accessibility, making it an enviable investment.

Features: 3 Bedrooms
2 Bathrooms
Open floor plan kitchen/living/dining area
Kitchen with premium fixtures, 900mm induction glass hotplate and 900mm oven.
Double glazed doors and windows throughout
35 sqm balcony off living area and master bedroom
Master bedroom (segregated) with walk-in robe, ensuite with shower & freestanding bath-tub
2 additional light-filled bedrooms with BIR and northerly aspect
Designated laundry room
Ducted reverse cycle heating & cooling
2 secure underground car park spaces
DBI Architects designed landmark complex
Currently rented at \$847.93 P/W
Fabulous views
Centrally located
Short walk to Canberra Hospital and Westfield Woden
Short drive to quality schools
Power and Water to balcony
Complex amenities: Rejuvenation Centre
Sauna
Gyms
Indoor and outdoor swimming pools
Yoga Lawn and indoor area
BBQ area
Children's play area
Living Space - 117.8 sqm
Balcony - 35.8 sqm
Body Corporate - \$1978.85 per quarter approx.
Rates - \$1,708 per year
Land Tax - \$2036 per year (if rented) approx.
Year Built - 2020