

7/11 Irving Street, Phillip, ACT 2606

Unit For Sale

Thursday, 13 June 2024



7/11 Irving Street, Phillip, ACT 2606

Bedrooms: 2

Bathrooms: 2

Parkings: 2

Area: 83 m2

Type: Unit



Lisa Silberberg
0416227666

AUCTION 25/06/2024

This exceptional residence offers an unparalleled combination of modern living, convenience, and style that embraces a grand 102m² private courtyard and generous 83m² corner positioned apartment, making it the perfect choice for professionals, couples, and savvy investors alike. Step inside to find a beautifully designed living space featuring contemporary finishes, an open-plan layout, and ample natural light filtering through vast floor to ceiling windows and doors. The living area flows seamlessly to a private courtyard perfect for relaxing or entertaining. The sleek kitchen is a chef's delight, equipped with high-quality appliances, stone benchtops, and plenty of storage space, making meal preparation a breeze. Two spacious bedrooms provide a peaceful retreat, each with built-in wardrobes. The master bedroom includes an ensuite, adding a touch of luxury to your daily routine. Additional storage is made available with a large linen closet. The courtyard will inspire the green thumb, the blank canvas is ready for your plantings or the minimalist design provides the desired low maintenance space, ensuring your weekends are free to enjoy the amenities on sight. Cool off by the pool in the warmer months, heat up in the state of the art gym, or simply unwind with friends, family and other residence in any of the vast open community spaces including the outdoor kitchen. If you're seeking a property with an incredible open plan, high ceilings, a modern lifestyle within an outstanding location then look no further! Simply reach out to Lisa Silberberg on 0416227666 to arrange a time to view. The Perks: • 102m² private courtyard with side entrance • Envious corner position • Study nook • Open plan design with seamless inside outside flow • Two car spaces + basement storage • Gas cooktop and electric oven + dishwasher • Externally ducted rangehood • Double glazed windows • Internal European laundry • Reverse cycle heating and cooling • Mirrored built-in robes • Extensive linen and storage closets • Secure basement parking + adjacent store • Pool, gym, outdoor kitchen

The Numbers: • Total internal living: 83m² • Courtyard: 102m² • Car parks 13m² + 12m² • 1.5m² Basement • Body Corp: \$1,359 per quarter (approx) • EER 6.0