

76/11 Irving Street, Phillip, ACT 2606



Unit For Sale

Thursday, 4 April 2024

76/11 Irving Street, Phillip, ACT 2606

Bedrooms: 2

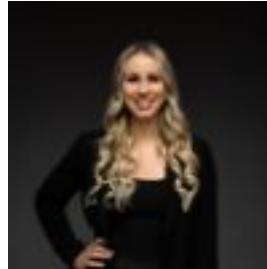
Bathrooms: 2

Parkings: 2

Type: Unit



Tom Wiggins
0468771763



Jaimy Butler
0411957736

\$649,000+

What you see: A modern design focusing on style, texture and comfort. Combining quality finishes and enviable views of Telstra Tower. What we see: A home matching the lifestyle. See more: Positioned on level eight with views of Telstra Tower. Kitchen featuring stone benchtop and ample storage. Appliances include SMEG gas cooking, dishwasher and oven. Master bedroom includes built-in robe and ensuite. Bedroom includes built-in robe and direct access to bathroom. Bathrooms feature wall-to-ceiling tiles and wall-mounted vanities. European laundry includes dryer. Double-glazed windows and sliding doors. Reverse-cycle heating and cooling. Intercom access. Two secure allocated car park with storage cage. Developed by award-winning Amalgamated Property Group. Built by Milin Builders. Master Builders Association award-winning Highrise Living of the Year 2023. Communal gym and pool. Within walking distance to local bars, restaurants and cafes. Within a 15 minute walk to Woden Town Centre. Within a 3 minute drive to Canberra College. Within a 7 minute drive to Canberra Hospital. Within a 15 minute drive to Canberra CBD. Total house size: 97m². Living area: 86m². Balcony: 11m². Built: 2023. EER: 6.0. Rates: \$1,697 p.a. Land tax: \$2,042 p.a. Body corporate: \$3,843 p.a. Rental appraisal: \$680 - \$700 p.w. Disclaimer: Please note the property will not be marked under offer and inspections will not cease until the exchange of contracts has taken place. The above figures are approximate only. The material and information contained within this marketing is for general information purposes only. HIVE Property does not accept responsibility and disclaim all liabilities regarding any errors or inaccuracies contained herein. You should not rely upon this material as a basis for making any formal decisions. We recommend all interested parties to make further enquiries.