

**84/11 Irving Street, Phillip, ACT 2606**

home by holly

**Apartment For Sale**

Tuesday, 26 March 2024

84/11 Irving Street, Phillip, ACT 2606

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Type: Apartment**



Rick Meir

0491850701

**\$590,000+**

Views, position and lifestyle exemplify this sophisticated modern apartment that offers ultra convenient living in a vibrant central location with enviable proximity to Westfield Woden, Canberra Hospital, commercial precinct, bus interchange, leisure activities and so much more! Upon entry, you'll be greeted by a beautifully presented interior flooded with natural light, courtesy of expansive windows that frame amazing district views. The open plan living area seamlessly integrates with a huge balcony, perfect for enjoying the panoramic vista and relaxing with a coffee from one of the many nearby cafes within strolling distance. The gorgeous kitchen is a central focus with its appealing decor and tastefully curated selections, creating a desirable entertaining space to impress your family and friends. The well-designed floorplan boasts two inviting bedrooms including a luxurious master with ensuite, and impressive views. With lift access from the basement carpark to the eighth floor, convenience is paramount, and also ensures effortless transitions between your apartment to the gym, pool and barbecue area on ground level. Boasting an elevated vantage, this apartment not only provides a spectacular outlook and easy living, but also incredible proximity to an array of popular amenities. To experience this outstanding residence, arrange an inspection today and contact Rick and Tina Meir on 0408 588 770. features: elevated vantage from the 8th level with views. lift access from basement carpark. expansive balcony. light-filled open plan living .split-system air-conditioning .master bedroom with ensuite. both bedrooms feature built-in wardrobes. appealing interior selections. gas cooktop. stone benchtop in kitchen. study nook. walking distance to popular amenities. complex features gym, pool and bbq facilities. intercom access fine details: (all approximate): living area: 83m<sup>2</sup> balcony: 22m<sup>2</sup> Body corp levies: \$828.42 per quarter