

**85/11 Irving Street, Phillip, ACT 2606**

**Raine&Horne.**

**Apartment For Rent**

Tuesday, 21 November 2023

85/11 Irving Street, Phillip, ACT 2606

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 2**

**Area: 78 m2**

**Type: Apartment**



Igor Srbinovski  
0410606401

**\$670 per week**

Upon entering, you'll immediately notice the spaciousness and elegance that define this residence. The generously sized bedrooms provide ample space for both relaxation and everyday living. The kitchen, featuring sleek stone countertops and state-of-the-art appliances, serves as the central hub for culinary adventures and casual dining. The bathrooms exude an air of opulence, with floor-to-ceiling tiles and contemporary fixtures that transform daily routines into moments of indulgence. The inclusion of a wall-mounted dryer adds a practical touch to your laundry tasks, and the double-glazed windows provide tranquility while allowing natural light to fill the space. The master bedroom boasts an additional private balcony, creating a serene oasis for quiet mornings or evenings. To ensure your comfort year-round, a reverse cycle split system offers heating and cooling at your fingertips. A communal lounge area provides a warm and inviting space to connect with neighbours or host gatherings with friends and family. On scorching summer days, a sparkling pool beckons for a refreshing escape, while a state-of-the-art gym ensures that fitness is always easily accessible. For outdoor gatherings, a beautifully landscaped BBQ area makes weekend barbecues a breeze. Yet, it's not just the apartment and its amenities that shine; the location is equally exceptional. Revel in the convenience of being within walking distance to the bustling Woden town centre, renowned for its shopping, dining, and entertainment options. Furthermore, excellent public transportation links nearby make commuting to key destinations in Canberra effortless.

**APPLICATIONS:** Please copy the following link to apply <https://app.snug.com/apply/rhactqbn>

**NOTE:** Applications will not be processed until an inspection of the property has been conducted and documentation has been returned in full.

**DISCLAIMER:** Raine & Horne makes all efforts to provide correct information on this listing. We cannot accept responsibility and disclaim all liabilities in regard to any errors contained in this advertisement. We encourage prospective tenants to inspect and rely on their own investigations to validate the information provided.