

# 85/7 Irving Street, Phillip, ACT 2606

## Unit For Sale

Sunday, 10 December 2023

85/7 Irving Street, Phillip, ACT 2606

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Area: 64 m2

Type: Unit



Brett Hayman  
0411414624



Martin Faux  
0421593602

**\$459,000+**

Beautifully positioned to take in sunset views over Lyons, this elevated apartment in the heart of Woden is ideal for first home buyers or investors alike. Located in the highly sought-after, Trilogy complex, this modern and sophisticated, one bedroom apartment offers easy care living at it's finest. Superbly finished with quality fittings, including kitchen with stone bench tops, dual sinks, stainless steel appliances and tiled splashback. The well-proportioned open plan meals and living area opens out to a good size balcony overlooking in the inground pool. Trilogy is more than just another apartment complex, renowned for its lifestyle amenities, including a fully equipped gym, spa and swimming pool with the added benefits of a top of the line security access system for peace of mind. The convenience of the Woden Town Centre is at your door step with restaurants, clubs, shops and government offices all within easy walking distance. Bike trails and footpaths provide a healthy option allowing you to keep your cars covered and secure in the basement parking. A must to inspect this weekend, don't miss out. Additional Features: New floating floors in the entry Freshly painted Reverse cycle heating and cooling Well equipped kitchen with European laundry Dishwasher Washer / dryer combo Solar window film has been added to the full-size windows in the bedroom Indoor gym Resort style lap pool, spa & barbecue area Single basement parking with storage cage Electric blinds in the living room Rates: \$1,510 pa Land tax: \$1,779 pa Body corporate: \$832 / quarter EER: 5.5 Living: 64sqm