

**88/7 Irving Street, Phillip, ACT 2606**

**Apartment For Sale**

Wednesday, 6 December 2023

88/7 Irving Street, Phillip, ACT 2606

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 2**

**Area: 81 m2**

**Type: Apartment**



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**\$599,000**

Located in the popular Trilogy development this apartment is arguably the best 2 bedroom in the development. With a highly usable floorplan, an abundance of windows and picturesque views towards iconic Canberra landmarks, this apartment is exceptional value. This 2-bedroom apartment is located on the 8th floor and offers a huge 99m<sup>2</sup> of indoor/outdoor living. Newly painted and currently vacant the unit is ready for immediate occupation. The open plan living is accentuated by the full height sliding doors and windows which allow for plenty of natural light and views towards Telstra Tower, the National Arboretum and the Brindabella Mountains. Connecting out from the open plan living area is the 18m<sup>2</sup> balcony which offers those stunning views and a great outdoor living space. The fully equipped and extremely versatile kitchen offers stone bench tops, quality stainless-steel Bosch appliances, microwave alcove, a large pantry and additional overhead cupboards making for great storage capacity. Connecting off the kitchen is the convenient space saving European style laundry which comes complete with a combination washer/dryer. Both bedrooms are segregated from one another and each feature stunning views. Offering full height mirrored sliding built-in robes with hanging and adjustable shelving storage is not in shortage. The main bedroom also enjoys the benefit of a split system air conditioner, and an ensuite that is enhanced by full height tiling, a wall hung vanity and a semi-frameless easy to clean shower screen. The main bathroom continues with the same luxurious finishes as the ensuite and perfectly serves the second bedroom and guests. Trilogy, as a development, is highly regarded and has been developed by one of Canberra's best development teams with resort levels of amenity. It offers a fully equipped gym, pool and spa and barbeque facilities. Closely situated you'll find a myriad of shops, restaurants and bars, as well as educational and community facilities. Some of this amenity includes The Canberra Hospital, Marist College, Canberra College, Westfield Woden and the ever-expanding restaurant and bar precinct. Additionally, this unit's location is poised to benefit greatly from the proposed Woden light rail extension, with the route expected to run within easy walking distance to the development. Features: • 81m<sup>2</sup> living • 18m<sup>2</sup> balcony • North-west aspect with stunning views • Freshly painted • Ready for immediate occupation • Modern kitchen with Bosch appliances • Stone benchtops in kitchen • Floor to ceiling windows in living room and bedrooms • Segregated bedrooms • Mirrored built in robes in both bedrooms • Full height bathroom tiling • Split system heating and cooling • European style laundry with washer/dryer • Basement parking and storage unit with lift access • Swimming pool, gym and BBQ area

Figures: Strata: \$4,200 p.a approx Rates: \$1,600 p.a approx Land Tax (investors only): \$1,900 p.a approx Built: 2017