

91/7 Irving Street, Phillip, ACT 2606



Apartment For Sale

Thursday, 15 February 2024

91/7 Irving Street, Phillip, ACT 2606

Bedrooms: 2

Bathrooms: 2

Parkings: 2

Type: Apartment



Ben James

0448445841

\$625,000+

Situated for unparalleled convenience and crafted for a lifestyle of effortless lock-up-and-go, this sought-after two-bedroom apartment elevates carefree living to extraordinary heights and is a refreshing departure from traditional confined apartment living. Perched high within the trendy 'Trilogy' apartment complex, it offers breathtaking views stretching from Melrose Drive to Telstra Tower, so whether you're a downsizer, a young couple, or an astute investor, this residence presents an unparalleled opportunity to own a stylish slice of real estate. Step outside and find yourself within easy reach of Phillip Oval, Canberra College - Woden Campus, Woden Bus Station, and the Southern Cross Health Club, all fostering an active lifestyle. Nearby, the vibrant Woden Town Centre, Westfield Woden, and the Bradley Street precinct await, catering to your every dining, entertainment, and shopping whim. Plus, with swift access to major arterial roads like Melrose Drive, Yamba Drive, Hindmarsh Drive, Yarra Glen, and Adelaide Avenue, commuting is a breeze. Inside, the apartment's radiant open-plan living area seamlessly flows onto a sprawling balcony, blurring the lines between indoors and outdoors. A sleek kitchen adorned with stone benchtops, a breakfast bar, ample storage, and Bosch stainless steel appliances exudes contemporary charm. Two chic bathrooms add to the allure. Both bedrooms feature built-in robes, with one offering its own ensuite for added convenience. Security is paramount with intercom and key card tap-in access. Completing the package are two underground parking spaces with a storage cage and a range of quality in-house amenities including a sparkling pool, heated spa, gym, and BBQ facilities. This property demands your attention!

EER: 6.0
Unit Plan: 4341
Body Corporate: First Choice Strata ph. (02) 6241 4000
Body Corporate fees: \$1,098.33p/q (approx.)
AUV 2023-2024: \$7,822,000 (Unit Entitlement: 0.370000%)
Unit Rates: \$1,567.38p/a (approx.)
Unit Land Tax: \$1,858.01p/a (approx.)
Apartment size (approx.): Living - 85m²; Balcony - 20m²

Why this apartment is solely for you:
* Resort style living, two bedroom ensuite apartment, in a sought after and central location
* Located on level 8 of the complex
* Two generous bedrooms with built-in robes and floor-to-ceiling windows
* Main bedroom with a large ensuite with floor-to-ceiling tiles and a semi-frameless shower screen
* Main bathroom complements the ensuite with a toilet
* Open plan kitchen/living/meals with a great outlook
* Kitchen with stone bench tops, an island bench with breakfast bar, generous storage, and Bosch stainless steel appliances including a ceramic cooktop, oven and dishwasher
* European laundry
* Year round comfort is maintained by two reverse cycle air conditioners (in living room and main bedroom)
* Large balcony with access from the living area providing two areas to set up an outdoor dining area and/or lounge
* Two secure underground car spaces with a cage for storage
* Secure (need a fob to access the apartment floor) lift access
* Intercom access
* Gym and swimming pool in the complex
* Great central location, next to Phillip oval, Phillip Swimming and Ice Skating Centre, restaurants and cafes, the Southern Cross Health Club, Canberra College - Woden Campus, and a short walk to Woden Town Centre, Westfield Woden, the Woden Bus Station, Canberra Hospital, Phillip and easy access to arterial roads (Melrose Drive, Yamba Drive, Hindmarsh Drive, Yarra Glen and Adelaide Avenue