

**182/7 Irving Street, Phillip, ACT 2606**

**Apartment For Sale**

Sunday, 23 June 2024

182/7 Irving Street, Phillip, ACT 2606

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**



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**\$520,000**

Located on the 5th floor of the highly popular Trilogy apartments, is this east facing corner residence offering a functional floorplan, an abundance of natural light and exceptional views. With a combined 80m<sup>2</sup> of indoor/outdoor space, the open plan living and dining area is enhanced by floor to ceiling windows and sliding doors to create a light-filled space with lovely views of Red Hill, Phillip Oval and the Woden Town Centre. The fully equipped kitchen overlooks the living area and features stone benchtops, quality stainless-steel Bosch appliances, microwave alcove, a large pantry and additional overhead cupboards making for great storage capacity. Both bedrooms are generously sized and include built-in wardrobes and the same stunning views as the living area. The interior designed finishes carry through to the bathroom which features full height tiling, a wall hung vanity with stone benchtop and a large shower. Additional features of this light-filled corner apartment includes reverse cycle heating and cooling to the open plan living and dining area as well as the main bedroom, a European laundry with a combination washer/dryer as well as a basement car space with storage enclosure and lift access. Tying in the exceptional liveability of this apartment are the resort-style amenities within the development. These include a huge, fully equipped gym and a huge outdoor pool, with spa and barbeque facilities. Residents will find a myriad of shops, restaurants and bars, as well as community facilities within walking distance while the apartment is also poised to benefit greatly from the proposed Woden light rail extension.

Features:- Corner apartment with eastern aspect- Lovely views of Red Hill, Phillip Oval and the Woden Town Centre - Large 11m<sup>2</sup>, full width, covered balcony - Light-filled open plan living and dining area - Modern kitchen with Bosch appliances and stone benchtops- Reverse cycle heating and cooling- European style laundry with washer/dryer- Full height bathroom tiling- Built-in wardrobes to both bedrooms- Basement parking and storage enclosure with lift access- Resort-style swimming pool, gym and BBQ area

Figures: Strata levies: \$3,700 p.a approx Rates: \$1,600 p.a approx Land tax (investors only): \$1,800 p.a approx Rent: Currently rented for \$550/week until May 2025