

59/15 Irving Street, Phillip, ACT, 2606

Apartment For Sale

Friday, 9 August 2024



59/15 Irving Street, Phillip, ACT, 2606

Bedrooms: 2

Bathrooms: 2

Parkings: 2

Type: Apartment



Brett Hayman
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Stunning North Facing Apartment

This elevated, sun-filled apartment has stunning views that capture Black Mountain Tower and the surrounds. The modern and sleek design is sure to impress anyone looking to purchase a quality apartment in the Woden Valley.

The open-plan design incorporates an abundance of large windows, soaking up the natural light and framing the views beautifully. The living and meals area flows out to a covered balcony area with ease, making it ideal for entertaining. The modern kitchen is well-equipped with stone benchtops, an abundance of storage, and quality stainless-steel appliances.

The main bedroom offers plenty of space and natural light thanks to the floor-to-ceiling corner windows. The space also includes a built-in robe and ensuite bathroom. The secondary bedroom includes a north - east window and a built-in robe.

The Ivy complex includes some terrific resort-style amenities including the rejuvenation centre with an indoor pool, indoor spa, yoga centre, sauna, fully equipped weights gym and separate cardio gym, large outdoor pool & an outdoor entertaining/recreational area with a children's playground.

Within Phillip, you have access to Westfield Woden, Bradley Street Dining Precinct, Canberra Public Hospital, and the Woden Bus Interchange. There are also several parks nearby to enjoy a picnic or light stroll with your furry friend.

Features:

- 92m² internal living
- 16m² balcony
- North aspect
- Quality Smeg appliances
- Induction cooktop
- Carpet in bedrooms and living area
- Double-glazed windows throughout
- Two reverse cycle air conditioning units
- Stone benchtops
- Built-in wardrobes in both bedrooms
- Basement storage
- Double garage remote operated including storage space
- 25m outdoor lap pool with barbeques
- Indoor pool, spa & sauna as well as yoga centre
- Fully equipped cardio gym
- Separate fully equipped weights gym
- Children's playground with soft fall matting
- Extensive landscaped gardens
- Walking distance to Westfield Woden Shopping Centre

EER: 6.0

Rates: \$1,614 pa (approx)

Land Tax: \$1,919 pa (approx)

Body Corporate: \$5,937 pa (approx)

Living: 92m²

Balcony: 16m²

