

**98/7 Irving Street, Phillip, ACT 2606**

**AREA SPECIALIST**

## **Apartment For Sale**

Wednesday, 19 June 2024

98/7 Irving Street, Phillip, ACT 2606

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**



Jason Hall  
0475983079

## By Negotiation

Its Addressed: The timed sale closing date is 16/7/2024 at 6:30pm. \*THIS IS NOT AN ONLINE AUCTION. To register to offer, OR to follow this campaign, copy the below link into a search engine: <https://buy.realtair.com/properties/134156> Full transparency of the sales process A timed sale is not as complicated as it looks. Here's what you need to know. On holidays? No problem. You can participate at any time, from anywhere. Location is no longer a barrier to buying property. You can trust the sales process: everyone can see the current highest offer at all times, ensuring complete transparency. Sign up for property alerts and be notified of changes and offers. Take the time you need to do your research, knowing you won't miss out. Think of eBay for real estate. Nestled within the highly sought-after Trilogy development, 98/7 Irving St in Phillip presents a rare opportunity for first home buyers and investors to secure a contemporary, north-facing one-bedroom apartment in the bustling heart of Canberra's vibrant southside. The open plan kitchen and living area, featuring stone benchtops and premium appliances, is the heart of the home, bathing in constant natural light due to its northerly aspect. The full-sized bathroom doesn't skimp on quality, with fixtures and fittings that exude modern elegance, while the comfortably sized bedroom is complete with a built-in robe, ensuring a tranquil retreat. Practicality is not overlooked, with a European laundry, ample storage, and split system heating and cooling to the living area, creating a comfortable environment year-round. The apartment also includes NBN connected via FTTP for seamless connectivity. Outside, the north facing balcony presents uninterrupted views over the picturesque pool area, perfect for quiet reflection or entertaining guests. Residents can also enjoy the fully equipped gym, resort-style pool, and BBQ facilities for an enviable lifestyle of leisure and convenience. Parking is a breeze with your own space in the secure undercover basement. Just a stone's throw from local shops, eateries, and cafes, everything you need is within walking distance. Year built: 2017 Living size: 58m<sup>2</sup> Balcony size: 12m<sup>2</sup> Body corp \$801 per qtr Rates \$376 per qtr Land tax \$440.26 per qtr Rented on a month by month basis at \$500 per week\* Located within Trilogy development\* Rare opportunity for first home buyers and investors\* North-facing one-bedroom apartment\* Open plan kitchen and living area with stone benchtops and premium appliances\* Full-sized bathroom with modern fixtures\* Comfortably sized bedroom with built-in robe\* European laundry and ample storage\* Split system heating and cooling\* NBN connected via FTTP\* North facing balcony with views over pool area\* Fully equipped gym, resort-style pool, and BBQ facilities\* Secure undercover basement parking\* Close to local shops, eateries, and cafes.