

**161/7 Irving Street, Phillip, ACT, 2606**

**Unit For Sale**

Thursday, 10 October 2024



THE  
PROPERTY  
COLLECTIVE

**161/7 Irving Street, Phillip, ACT, 2606**

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Type: Unit**



Lisa Silberberg  
0416227666

## Simply stunning and sweeping views

Perfectly located near Westfield Woden and the vibrant Woden dining district, this contemporary one-bedroom apartment offers convenience and comfort. With easy access to main arterial roads and public transport, this is an ideal home for those seeking a dynamic, urban lifestyle.

Step inside and be greeted by the bright, open-plan design, where natural light complements the neutral colour palette. The feature lighting adds a touch of elegance, creating a space that is both modern and welcoming, perfect for relaxing or entertaining.

The kitchen is the heart of this home, featuring a sleek stone island bench, electric cooking appliances, and a convenient dishwasher. With a full pantry and ample under-bench and over-head cabinets, this space is both functional and stylish – perfect for preparing meals or enjoying casual dining at the island.

The bedroom offers a peaceful retreat, designed with comfort in mind. With generous space and soft tones, it's the ideal place to unwind. The bathroom is equally impressive, boasting modern finishes that offer a sense of luxury and relaxation.

Outside, the large balcony is the perfect spot to enjoy your morning coffee or entertain guests. With secure parking for one car, this apartment ensures both comfort and convenience for daily living.

Situated close to schools, shopping, and public transport options, this apartment allows you to enjoy the best of city living while still offering a serene place to call home. Envision yourself in this stylish space, where modern amenities and an ideal location create the perfect urban retreat.

Whether you're seeking a quality investment, first home or perfect downsize simply reach out to Lisa Silberberg on 0416227666 to arrange a private inspection.

### The perks:

- Easy access to main arterial roads and public transport
- Near Westfield Woden and Woden dining district
- Open plan design with neutral colour palette and feature lighting
- Stone island bench, electric cooking appliances, and dishwasher
- Full pantry and plenty of under-bench cabinets and drawers
- Large balcony with uninterrupted views
- Lighting features and quality window furnishings
- European laundry and linen closet
- Reverse cycle heating and cooling +ceiling fan
- Bedroom with ceiling fan and mirrored built-in robes
- Resort style pool, spa and fully equipped gym
- NBN connected
- Lift access from basement and third floor apartment

### The numbers:

- Internal living: 59m<sup>2</sup>
- Balcony or Alfresco: 11m<sup>2</sup>
- Car Space: 14m<sup>2</sup>
- Store: 4m<sup>2</sup>
- Total size: 88m<sup>2</sup>
- EER: 6.0
- Rates: \$1549 per annum
- Strata: \$713 per quarter

· Land Tax (if rented): \$1852 per annum

Explaining the private treaty process:

- To ensure a fair & equitable process, all offers are confidential. This gives our buyers peace of mind that we will not disclose an offer to another buyer in an attempt to force that buyer's intent. For guidance on when offers close and how best to submit an offer, please contact the agent directly.