

32/9 Irving Street, Phillip, ACT, 2606

Unit For Sale

Wednesday, 9 October 2024



THE
PROPERTY
COLLECTIVE

32/9 Irving Street, Phillip, ACT, 2606

Bedrooms: 2

Bathrooms: 2

Parkings: 2

Type: Unit



Lauren Laing
0423349566

Sophisticated Modern Living with French Provincial Flair

Welcome to a chic and modern apartment that seamlessly blends contemporary style with a touch of French provincial elegance. Positioned in a prime location with a leafy green outlook, this home offers luxurious living spaces, high-end finishes, and thoughtful design, perfect for those seeking a refined and comfortable lifestyle.

The gourmet kitchen showcases stunning stone benchtops, ample storage, and premium stainless steel Smeg appliances, including a 4-burner gas cooktop.

Expansive floor-to-ceiling double-glazed windows bathe the apartment in natural light while offering serene views of the lush, established Oak trees. Adjacent to the kitchen, a convenient study nook and linen cupboard add practicality to the layout.

The open-plan living area is beautifully appointed with wainscoting wall panels, split-system air conditioning, and high-quality sheer and block-out curtains. It opens onto a covered balcony, perfect for relaxing or entertaining while taking in the scenic surroundings.

The second bedroom is flooded with light from wraparound floor-to-ceiling windows, fitted with sheer and block-out curtains, and features mirrored built-in robes. The adjacent main bathroom is a luxurious space, with floor-to-ceiling tiles, premium Parisi tapware and rain shower head, a stone-topped vanity, and underfloor heating for ultimate comfort.

The master bedroom offers its own private retreat, complete with a split-system air conditioner, a study nook, mirrored built-in robes, and a stylish ensuite with floor-to-ceiling tiles, premium Parisi tapware and rain shower head, and underfloor heating.

Boasting a desirable north-east aspect and overlooking the tranquil Oak trees, this apartment provides the perfect blend of modern sophistication and timeless charm.

The Perks:

- North-east aspect
- Overlooking the established Oak trees
- Located on level 4
- Two study nooks
- Smeg gas cooktop, oven and dishwasher
- Stone benchtops with generous island bench
- Quality block out and sheer curtains to all windows
- Double glazed floor to ceiling windows throughout
- Built-in mirrored wardrobes to both bedrooms
- Under floor heating in both bathrooms
- Premium Parisi Rain shower head to both bathrooms
- Large linen cupboard
- European style laundry
- Additional GPOs to that of standard
- Reverse cycle heating/cooling in living and main bedroom
- 2 basement car spaces with storage enclosure
- Access to the stunning lap pool and fully equipped gymnasium

The Numbers:

- Living: 79m²
- Balcony: 9m²
- Strata levies: \$5,200 p.a approx.

- Rates: \$1,700 p.a approx.
- Land Tax (investors only): \$2,100 p.a approx.
- Rental estimate: \$620-\$650 per week
- Built: 2021

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.