

**59/11 Irving Street, Phillip, ACT, 2606**



**Unit For Sale**

Thursday, 1 August 2024

59/11 Irving Street, Phillip, ACT, 2606

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Type: Unit**



Josh Yewdall  
0430213909

## Stunning opportunity in award winning development

Situated in the award winning "Oaks Crown" development in the fast growing centre of Woden, this beautifully positioned apartment showcases exceptional quality and style with a lifestyle to match.

Your new home at #59 provides a sun drenched open plan living space all set with floor to ceiling double glazed windows, double roller blinds and uninterrupted North facing lounge room views. Large double glass doors take you out to the balcony area which is perfect for relaxing at anytime of the day or entertaining with friends and family. The kitchen flows beautifully off the main living space with a neutral colour palette, 20mm stone benchtop island with great size and length, gas cooktop, electric oven, rangehood and dishwasher.

There are two bedrooms in the home, both with large mirrored BIRs and beautiful natural light through the high end curtains. Two bathrooms with stunning floor to ceiling tiling and high quality finishes are featured. Unique bath offering in the main bathroom aswell as a matching ensuite of the master bedroom.

One of the key features of the home is the development itself. A Master Builders award winner for 'Apartments and Units Highrise Living' which boasts a huge outdoor entertainment space with BBQ areas, pet friendly grass space, large luxury feel outdoor pool and deck area and fully equipment commercial grade gym all inclusive for the Oaks Crown residences. Location wise you are spoilt with only being a short walk to the centre of Woden for shopping at Westfield, local schools nearby and fantastic transport opportunities.

- \* Award winning development - 2023 Master Builders Association
- \* Built by Amalgamated + MILIN Builders in 2023
- \* Large open plan design apartment with North facing lounge room views
- \* 87sqm internal living + balcony - situated on 6th floor
- \* High quality carpet throughout
- \* Open plan kitchen with a neutral colour palette, 20mm stone benchtop island with great size and length, gas cooktop, electric oven, rangehood and dishwasher
- \* Two bedrooms with mirrored BIRs and high end curtains
- \* Two bathrooms with high quality floor to ceiling tiling, bath in main bathroom and ensuite in the master bedroom
- \* Great storage throughout the home
- \* Double glazed windows
- \* Large double glass doors leading out onto balcony space with stunning views
- \* Euro laundry equipped with dryer (included)
- \* Single car park - (oversized)
- \* Reverse cycle heating/cooling
- \* Double roller blinds in lounge/living area
- \* Private access to stunning outdoor spaces, outdoor pool, gym and BBQ areas
- \* Terrific location being minutes to shopping, transport and great schooling options

Strata: \$1,200pq (approx.)

Rates: \$1,705pa (approx.)

Land Tax: \$2,100pa (approx.)

EER: 6.0

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