

69/11 Irving Street, Phillip, ACT 2606

Unit For Sale

Monday, 8 July 2024



69/11 Irving Street, Phillip, ACT 2606

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Area: 78 m2

Type: Unit



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\$599,000+

On offer is a contemporary two-bedroom apartment that features a functional and large floor plan. The kitchen is well equipped with electric appliances throughout, ample benchtop space with a stainless steel undermount sink. The open-plan living and dining space offers ample room and is complemented by the floor to ceiling double glazed windows. Additionally, the living room is enhanced further with quality hybrid flooring installed. Bedroom one runs off the lounge room and features mirrored built in robes terrific floor to ceiling windows. The second bedroom for the apartment is larger in size and offers additional space for a study. Included in the 2nd bedroom is a mirrored built in robe and a ensuite. Servicing the apartment is a contemporary bathroom with a large standalone shower, floating vanity, and toilet. The Oaks offers a resort-style pool accompanied by outdoor BBQ areas and landscaped gardens, making it ideal for entertaining large groups of people. Additional amenities include lobby couches and a ready nook, basement car parking, and a fully equipped gym. Phillip is located right in the heart of the Woden Valley. Walking distance from the apartment, 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: - Centrally located within walking distance to Woden & Canberra Hospital - Large floor to ceiling windows - Open-plan living and dining area with Hybrid flooring- Kitchen featuring stone benches and quality appliances - Large balcony with views towards Black Mountain Tower- Main bedroom with mirrored built-in-robos - European laundry - R/C heating and cooling units to the living room - Single basement parking space and storage cage Figures (approximate)Rates: \$413pqLand Tax: \$419p Body Corp: \$1,219pq Internal Size: 78m2 Balcony Size: 14m2 EER: 6 Star