

**163/7 Irving Street, Phillip, ACT 2606**

**Apartment For Sale**

Sunday, 11 February 2024



163/7 Irving Street, Phillip, ACT 2606

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 66 m2**

**Type: Apartment**



Tim Stafford  
0261620002



Karon Stafford  
0452224226

**\$540,000 +**

This stylish two bedroom apartment situated in a resort style complex is perfect to provide you with a luxury lifestyle to enjoy. From the moment you step inside, the tasteful modern interior and excellent presentation welcomes you with open arms to your new home. The light-filled living area and beautiful 'timber look' floors are a joy to behold, with the abundance of natural light adding to the lovely ambience enjoyed throughout the apartment. Accessed from the living area, the private balcony provides the ideal location to enjoy the view and relax and watch the world go by. The stylish kitchen boasts plenty of cupboard and bench space, stone bench tops and quality appliances including a dishwasher. The master bedroom is generous in size and features plenty of built-in wardrobe space. Bedroom 2 is also generous in size and has a built-in wardrobe, split-system air-conditioner and a lovely outlook. The modern bathroom is centrally located and features quality inclusions. The laundry is also located in this area. Other attractive features of this apartment include the security intercom system, and the secure basement car parking space and storage. Trilogy is well known for its fabulous facilities such as a sparkling swimming pool, a well-equipped gymnasium and a tranquil outdoor entertaining area which are all at your fingertips to enjoy. Within easy walking distance to Westfield Woden, public transport (including the light rail system when completed), local schools and easy access to Canberra Hospital and the Deakin and the Parliamentary Triangle employment hubs. In summary, the features include: Spacious and modern 2 bedroom apartment. Generous kitchen with stone bench tops and quality appliances. Lovely 'timber look' floors throughout. Complex has resort style facilities to enjoy including a swimming pool and well-equipped gymnasium. Split-system air-conditioning. Allocated basement car parking space and storage. Sunny balcony with a pleasant outlook. Fixed Term tenancy to 9 March 2024 at \$570 per week. EER 6 stars • Living area size: 66m<sup>2</sup> (approx) • Balcony: 11 m<sup>2</sup> (approx) • Body corporate: \$860.85 per quarter (approx) • Rates: \$379.00 per quarter (approx) • Land Tax: \$444.60 per quarter (approx) (if not principal place of residence)