

28/9 Irving Street, Phillip, ACT 2606



Apartment For Sale

Thursday, 9 January 2025

28/9 Irving Street, Phillip, ACT 2606

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Area: 64 m2

Type: Apartment



Dan Cooper
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\$499,000+

Experience luxurious urban living in this modern one-bedroom plus study apartment. Situated on the 4th floor of the 'Oaks Arbour' development with a lovely outlook. This property is perfectly designed for contemporary living. Boasting sleek finishes and an open-plan layout that maximizes space and natural light. The versatile study area provides an ideal work-from-home environment or can serve as a guest room. The spacious kitchen is complete with smeg appliances, stone benchtops, a gas cooktop and ample pantry and storage space. The bedroom and study both have mirrored built-ins with the study making room for an extra accommodation option. The bathroom is complete with a European laundry and the dryer is included. The large balcony is drenched in sun and provides the perfect setting for a morning coffee or enjoying a glass of wine on sunset. Nestled in a premium complex, Oaks Arbour residents enjoy exclusive access to a range of resort-style amenities, including a state-of-the-art gym, a sparkling pool, and a BBQ area perfect for entertaining. Embrace the convenience and lifestyle this exceptional apartment offers, where every detail is crafted to perfection. Whether you're a professional seeking a sophisticated urban retreat or a couple looking to downsize without compromising on luxury, this apartment is the perfect choice for you. Perfect for first home buyers and young professionals this apartment is in immaculate condition. Located within walking distance to Westfield Woden where you will find cafes & bars, grocery stores, restaurants, cinemas and anything else you could need. It is also just a short drive to Canberra City Centre. Don't delay, this is an opportunity not to be missed! Features include: Reverse cycle air conditioning Smeg appliances to kitchen with dishwasher European laundry to bathroom with dryer Double glazed windows & doors Large balcony Lift access 4th floor Carspace & storage to basement Swimming pool, BBQ area & gym for residents Stats: Internal size: 64m² approx Balcony size: 16m² approx Year built: 2021 Rates: \$1,396 per year approx Land tax: \$1,613 per year approx Strata levies: \$4302.70 per year approx EER: 6 Please Note: Whilst all care has been taken by Ray White Canberra to ensure accuracy in the preparation of the particulars herein, no warranty or representation, express or implied, as to the accuracy or completeness of the particulars provided is made or given by us and interested parties must therefore rely on their own enquiries. Liability for any error, omission, negligence or misrepresentation is hereby excluded.