

**49/15 Irving Street, Phillip, ACT, 2606**



**Apartment For Sale**

Tuesday, 29 October 2024

49/15 Irving Street, Phillip, ACT, 2606

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**

## Discover Luxurious Living at The Ivy: Your Dream One-Bedroom Apartment Awaits!

Imagine stepping into a sanctuary of sophistication and style, where every detail has been meticulously crafted for comfort and luxury.

Welcome to The Ivy, where your one-bedroom apartment on the 7th floor awaits, offering spectacular views that will leave you breathless every single day.

### A Bright and Inviting Oasis

The abundance of natural light streaming through the floor-to-ceiling sliding doors instantly lifts your spirits when you step into this apartment.

Stunning North East views showcase the iconic Black Mountain Tower and grassland reserve, ensuring that your breathtaking backdrop remains untouched. Picture yourself sipping your morning coffee on the balcony, soaking in the scenery as you greet the day.

### Elegant Open-Plan Living

The open-plan design is a masterclass in modern elegance, featuring a crisp white colour palette accented by timber-look flooring and modern sheers. The living space is both bright and inviting, perfect for relaxing or entertaining guests.

### A Chef's Dream Kitchen

Your spacious kitchen is equipped with everything a culinary enthusiast could desire. Enjoy stylish white and timber-look cabinetry, gleaming stone benchtops, and top-of-the-line Smeg appliances, including an induction cooktop, stainless steel under-bench oven, and dishwasher.

### Lavish Bathroom and Laundry Amenities

The two-way bathroom is fully tiled to the ceiling and featuring smart storage solutions with shelves, mirrored cupboards, and a wall-hung vanity. Convenience is key with a European-style laundry complete with washer/dryer, along with a separate linen cupboard to keep everything organized.

### Comfort Year-Round

Your comfort is prioritized with a split reverse cycle air conditioner and double-glazed windows, ensuring a serene environment no matter the season.

### Secure Parking and Abundant Amenities

Enjoy the convenience of a basement car spot and storage cage, plus ample street parking for your guests. The Ivy doesn't just stop at your apartment; it offers a lifestyle filled with luxurious amenities.

### Resort-Style Living

Relax in the beautifully landscaped gardens, take a dip in the generous pool, or host gatherings in the BBQ area and dining pavilion. Your place will be the ultimate entertaining space for family and friends.

### Rejuvenation and Wellness at Your Fingertips

For those seeking relaxation and wellness, enjoy the luxurious amenities that include:

- 25m outdoor lap pool with barbeques
- Indoor pool, spa & sauna as well as yoga centre
- Fully equipped cardio gym

- Separate fully equipped weights gym
- Children's playground with soft fall matting
- Extensive landscaped gardens
- Walking distance to Westfield Woden Shopping Centre

#### Location

Just minutes away from the Woden shopping precinct, The Canberra Hospital, ACT government offices and both primary and secondary schooling plus the future CIT and light rail. In addition, multiple bus routes are all within walking distance for easy transport to the CBD and surrounds.

Don't miss this opportunity to experience luxury living at The Ivy. Schedule a viewing today and step into a world where your dream lifestyle awaits!

64m<sup>2</sup> Living

11m<sup>2</sup> Balcony

2019 Year built

6 Stars EER

\$520 per week Current Rent

\$515-\$525 per week Potential rent

02.12.24 Tenant lease end date

\*8 weeks' notice to vacate required on 08.12.24 is required if tenants still there

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\$401 per quarter General Rates

\$488 per quarter Land Tax (if rented out)

\$909.74 per quarter Strata Levies

\$193.86 per quarter Strata levy sinking fund

\$1103.60 per quarter Strata total levies including sinking fund

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Please note: It is a condition of entry that you will be required to provide your contact details when inspecting this property. You may be asked to remove your shoes.