

Lovely apartment with views of Woden & your own double garage!



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243/15 Irving Street, Phillip

\$645,000 - \$665,000

If you love the idea of apartment living but don't love the fact that you have to compromise on some part of lifestyle, then the uncompromising luy apartments is for you!

With second to none communal amenities, you'll feel less of walking into your home & more of feeling like you're entering a resort. Designed by internationally acclaimed architects you will immediately feel how special this complex is. With seamless indoor & outdoor spaces you'll find yourself hosting many of your Family get together in one of the several communal spots.

Boasting several decks, seating areas, lawns, BBQ areas & even a children's playground, there's something for absolutely everyone. Inside the apartment itself you'll feel an immediate sense of comfort & privacy with the large open windows going into your 12.6m2 balcony, perfect for kids & pets to utilize. The interior & floor plan is impeccably designed & you'll find the bedrooms are perfectly placed away from each other, but close enough to be accessible quickly.

The kitchen is something you will appreciate if you love cooking. With top quality appliances, induction cooking, separate microwave cavity, double under mount sink & engineered stone bench tops.

Property ID: L26967232

Property Type: Apartment

Building / Floor Area: 81

Garages: 2

Igor Srbinouski

0410 606 401

igor@qbn.rh.com.au

Inside:

- 2 bedrooms, main with ensuite & built in robe
- Spacious open plan living, dining & kitchen
- Large equipped kitchen
- Double glazed windows
- European style laundry
- Spacious bathroom & ensuite with great storage
- Large bedrooms on either side of the apartment
- Intercom system to front door
- Split system in living room & main bedroom
- Continuous gas hot water system
- 81m² of living space

Outside:

- Lovely aspect with views over the oval
- 12.6m² large balcony
- Pedestal pavers on balcony
- Accessible apartment without any steps
- Double enclosed garage in basement

Complex amenities:

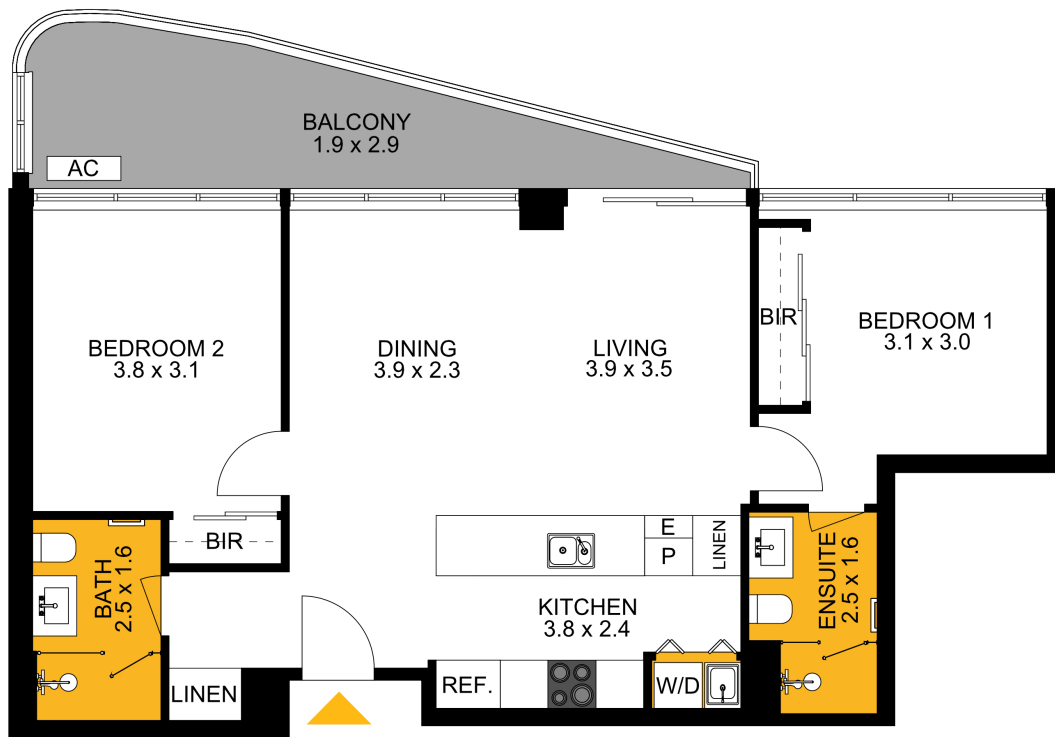
- Outdoor 25 metre pool with surrounding decks
- Heated indoor pool, spa & sauna
- Communal multi purpose room
- Communal lounge/library
- Cardio only gym plus separate weights only gym
- Two complex BBQ areas with 4 grills in total
- Kids playground to the east of the building

- Lawn bowls green on the east side of the building
- Multiple sitting areas with desks & in built seating
- Impressive landscaping throughout

Location:

- 400m to Phillip pool & ice skating centre
- 450m to Belluci's Restaurant
- 470m to Woden Noodle House
- 530m to Bus stops
- 800m to Canberra College
- 1.2km to Lyons Shops
- 1.3km to Coles & Woolworths
- 1.3km to Westfield shopping mall
- 2.3km to Curtin Shops
- 2.4km to Canberra Hospital

This property is a rare gem at the best of times & if you're looking for a property that would serve well as a live in, investment or future planning to downsize then this will tick all of your boxes. Call Igor Srbinouski of Raine & Horne on 0410 6060 401 today.



243/15 IRVING ST PHILLIP
Phillip

DISCLAIMER: Plans shown are for presentation purposes only and are not part of any legal document or title. They are subjected to errors, omissions, inaccuracies and should not be used as a sole and accurate reference. Interested parties should make their own inquiries using independent sources.

Raine&Horne.