

Phillip, 114/7 Irving Street

Two Bedroom In Resort Style Trilogy!

Positioned in the heart of Woden Valley, this sophisticated, two bedroom apartment has been thoughtfully designed with modern living in mind. The location is within genuine walking distance to Westfield Woden and it's abundance of shopping options, cafes and restaurants. For those working in the public sector departments nearby; you could save thousands of dollars per year in travel costs and parking.

The open plan kitchen looks onto the living area, featuring stylish stone benchtops and stainless steel appliances by Bosch including a dishwasher. Floor to ceiling windows provides beautiful natural light throughout, while both spacious bedrooms offer built-in robes.

An extremely attractive feature of The Trilogy complex is that it offers a beautiful outdoor pool, spa and barbecue area as well as a commercial sized gym.



For Lease
Please Call

View
ljhooker.com.au/2DF5FHK

Contact
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Disclaimer: All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

EER ★★★★★

LJ Hooker Canberra City
(02) 6249 7700

Features include:

- Balcony
- Dishwasher
- Lift and intercom access
- Complex gym for residents
- Pool and barbecue communal areas for residents

No current EER

This property has a valid exemption and is not required to comply with the minimum ceiling insulation standard.

There is no embedded network.

Suburb Snapshot

Phillip is a suburb of Canberra, Australia in the district of Woden Valley. It is located in the centre of the district and contains the district's main commercial centre, Woden Town Centre. The suburb is named after Arthur Phillip, the first Governor of New South Wales. The suburb name was gazetted on 12 May 1966. Streets in Phillip use names associated with the First, Second and Third Fleets; streets in the Swinger Hill were named after architects.

As the commercial and geographical centre of Woden, Phillip contains many of the district's key facilities. As well as the Woden Town Centre, which includes the Westfield Woden shopping centre, a bus interchange and the Lovett Tower (the tallest commercial office building in Canberra), it has its own commercial area located along Botany, Townshend and Parramatta Streets. The Southside campus of the Canberra Institute of Technology (CIT) is located in the suburb, as is Eddison Park and the Woden Cemetery. Phillip also contains a number of sporting facilities, including the Phillip Enclosed Oval, which has been known as Football Park since 1981 and was the headquarters of Australian rules football in Canberra during the 1980s and 1990s, and the Phillip Swimming and Ice Skating Centre, home to the CBR Brave of the Australian Ice Hockey League. The Canberra College is situated in Phillip.

Disclaimer:

Please note that while all care has been taken regarding general information and marketing information compiled for this rental advertisement, LJ HOOKER CANBERRA CITY does not accept responsibility and disclaim all liabilities in regard to any errors or inaccuracies contained herein. We encourage prospective tenants to rely on their own investigation and in-person inspections to ensure this property meets their individual needs and circumstances.

PETS:

Please be aware that at all stages of tenancy this property requires consent to be sought from the lessor for the keeping of any pets at the premises. Consent must be provided before any pets are at the premises.

RENTING BOOK:

https://www.justice.act.gov.au/_data/assets/pdf_file/0008/2443472/Renting-Book-May-2024.pdf



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More About this Property

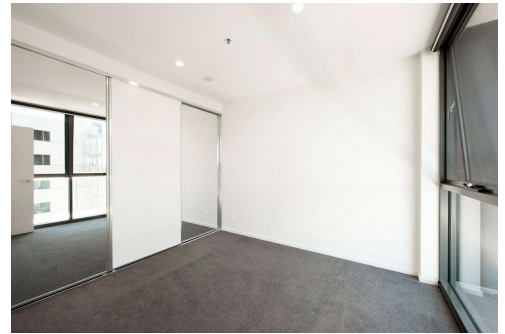
Property ID	2DF5FHK
Property Type	Apartment
Including	Intercom Balcony Dishwasher Built-in-Robes

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