

Phillip, 131/15 Irving Street

Resort Living In The Ivy

This exceptional one bedroom apartment has been thoughtfully designed, with quality finishes and inclusions for comfortable living.

The kitchen includes an induction cooktop, perfect for the chef at heart. With the use of intelligent storage, quality fixtures and a neutral colour scheme the space is both sophisticated and highly livable.

Immaculate design and an outstanding location makes for a unique opportunity to move into one of Woden's premier residences.

Features include:

- Induction cooktop
- Stone benchtops
- Double glazed windows throughout



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.



For Lease
Please Call

View
ljhooker.com.au/2BX4FHK

Contact
Tara Munro-Smith
0428 025 408
tara.munro@ljhcanberracity.com.au

EER ★★★★★

LJ Hooker Canberra City
(02) 6249 7700

- Full height wall tiling in bathrooms
- European laundry with wall mounted dryer
- Reverse cycle heating and cooling
- Basement car space with storage enclosure
- Lift access
- Outdoor pool
- Indoor heated pool, spa and sauna
- Weights and cardio gym areas
- Barbecue and playground common areas

No current EER

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

****Photos of interior are on their way****

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.

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 & Ice Skating Centre, home to the CBR Brave of the Australian Ice Hockey League.

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

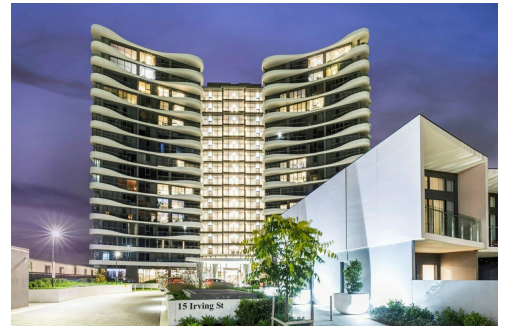
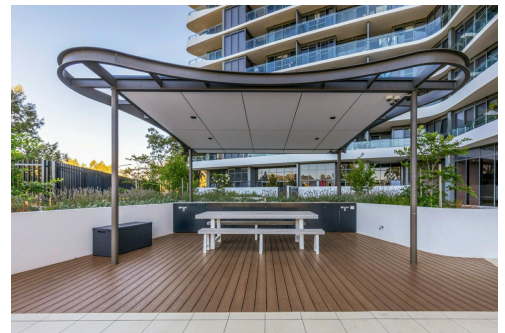
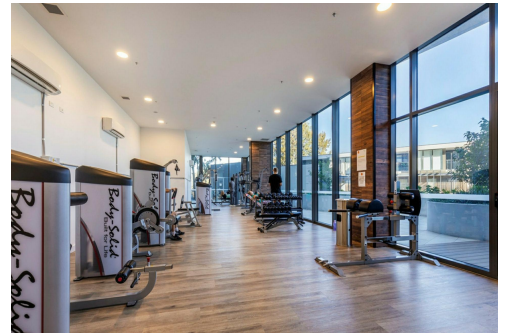
Property ID	2BX4FHK
Property Type	Apartment
Including	Air Conditioning Intercom Pool Spa Balcony Gym Dishwasher Built-in-Robes

Tara Munro-Smith 0428 025 408

Senior Property Investment Manager - ACT Licensed Agent |
tara.munro@ljhcanberracity.com.au

LJ Hooker Canberra City (02) 6249 7700

1st Floor, 182 - 200 City Walk, CANBERRA CITY ACT 2601
canberracity.ljhooker.com.au | canberracity@ljhooker.com.au



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