



59/9 Irving Street, Phillip

## Resort Style Two Bedroom Apartment




Oaks Arbour, this exceptional two bedroom apartment has been thoughtfully designed, with quality finishes and inclusions, including Smeg appliances and double-glazed windows.

The kitchen includes a four-burner gas cooktop with externally ducted rangehood, perfect for the chef at heart, an abundance of cupboard space. 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:

- Smeg gas cooktop, oven and dishwasher
- Stone benchtops
- Externally ducted rangehood
- Double glazed windows throughout
- Full height wall tiling in bathrooms
- European laundry with wall mounted dryer
- Reverse cycle heating/cooling

2  2  2 

**FOR RENT**  
\$660 Per Week

**VIEW**  
By Appointment

**AGENTS**  
Tahlia Lewry  
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**AGENCY**  
LJ Hooker Canberra City  
(02) 6249 7700

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.

 **LJ Hooker**

- Basement car space with storage enclosure
- Lift access
- Access to the stunning lap pool and fully equipped gymnasium
- Landscaped gardens, lawns and barbecue facilities

No current EER

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

This property contains an embedded network for electricity

Supplier - Origin Energy

Contact Info - [hello@origin.com.au](mailto:hello@origin.com.au) 13 24 61

ABN - 33 071 052 287

Website - <https://www.originenergy.com.au/electricity-gas/embedded-energy/>

#### 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 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](https://www.justice.act.gov.au/data/assets/pdf_file/0008/2443472/Renting-Book-May-2024.pdf)

EER 

## MORE DETAILS

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

### Tahlia Lewry 0428 025 408

Property Investment Manager | [tahlia.lewry@ljhcanberracity.com.au](mailto:tahlia.lewry@ljhcanberracity.com.au)

### LJ Hooker Canberra City (02) 6249 7700

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## OAKS ARBOUR



### Floor Plan Unit type C

OAKSWOODEN.COM.AU

2 Bedroom | 2 Bathroom  
Area: Internal 87.6m<sup>2</sup> | External 12.4m<sup>2</sup> | Total 100.2m<sup>2</sup>

Area calculation is the gross floor area which is measured to the outside face of external walls and commercial walls and to the centre line of party walls and all areas of the unit and vertical service ducts. All areas are measured to the centre of the building. Car parked spaces are not included in the floor area. All areas shown are indicative and may be varied subject to final design and site specific requirements.

