



708/220 Melrose Drive, Phillip

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## Modern One-Bedroom Apartment with Premium Amenities

Experience stylish urban living in this beautifully designed apartment, perfectly positioned within a sought-after complex offering exceptional resident facilities.

### Property Features:

- Spacious open-plan living and dining area with floor-to-ceiling windows for abundant natural light
- Galley-style kitchen with stone benchtops, electric cooking, dishwasher, and ample storage
- Main bedroom with mirrored built-in robes
- Reverse-cycle heating and cooling for year-round comfort
- European laundry with dryer and CAT 5 cabling
- Generous balcony accessible from the living area - ideal for relaxing or entertaining
- Secure car space and storage cage with convenient lift access

### Complex Amenities:

- Lap pool and sauna
- Private resident cinema

### FOR RENT

Please Call

### AGENTS

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### AGENCY

LJ Hooker Woden | Weston  
(02) 6288 8888

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.



- Co-working and study spaces
- Rooftop terrace for relaxation and city views
- Fitness studio
- Bar club lounge
- Chef's kitchen and dining room for private entertaining

Enjoy walking distance to the Woden Town Centre, future CIT and light rail, The Canberra Hospital and ACT Government offices. Lifestyle and living conveniences are truly endless here.

The Conditions:

- Available Now
- Tenants are required to seek lessors' consent to keep pets
- Energy Efficiency Rating 5 Stars
- This property complies with the minimum ceiling insulation standards

Disclaimer:

Please note that while all care has been taken regarding general information and marketing information compiled for this rental advertisement, LJ Hooker Weston Creek 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.act.gov.au/\\_data/assets/pdf\\_file/0006/2608620/The-Renting-Book-January-2025.pdf](https://www.act.gov.au/_data/assets/pdf_file/0006/2608620/The-Renting-Book-January-2025.pdf)

## MORE DETAILS

Property ID	HMPH5W
Property Type	Apartment
EER	5

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