



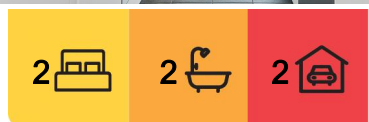
## Phillip, 232/15 Irving Street

### North Facing Executive Apartment

Perfectly positioned in the Ivy complex in Phillip, is this stunning 2 bedroom apartment which has sweeping views that will take your breath away. Superbly designed, clean lines, light filled northern aspect and an incredible amount of amenities at your disposal are just some of the features on show here that are sure to impress.

The open plan design truly makes the most of the outlook you have on the 12th floor. An abundance of windows and natural light flooding in will make you never want to leave. The well appointed kitchen flows into the excellent living space, and comes with stone bench tops, breakfast bar and induction cook top.

The bedrooms are both well sized, come with built in robes and have direct access out onto the wrap around balcony. Meaning you can take in the sunrise or sunset from every aspect of the home.



**For Sale**  
\$749,000+

**View**  
[ljhooker.com.au/28K1FHK](http://ljhooker.com.au/28K1FHK)

**Contact**  
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**EER** ★★★★★★

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



**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.

The complex is fully equipped for you to elevate your lifestyle. With an indoor pool, indoor spa and yoga center as part of the free to use rejuvenation center. With an additional large outdoor pool, sauna, excellent gym, yoga lawn and outdoor entertaining space, you'll be spoilt for choice for activities.

This is truly a magnificent opportunity to secure for yourself, and too good to pass on. Call Antony 0473 444 666 or Simran 0424 636 448 today to book your next inspection.

#### Features:

- 110m2 Internal living approx.
- Exceptional north facing aspect
- Large wrap around balcony
- Sweeping views towards Black Mountain
- Large open plan living/dining space
- Balcony access from the main living space and second bedroom
- Well appointed modern kitchen with large stone bench tops, induction cooking and great storage
- Two large bedrooms, both with built in robes and en suite in the master
- Sleek and contemporary bathrooms with floor to ceiling tiles and plenty of storage
- Reverse cycle A/C in the main living
- Secure underground parking
- Large outdoor pool, sauna and indoor spa
- Fully equipped gym and yoga centre

Rates: approx. \$399pq (approx.)

Land Tax (if rented): approx. 466pq (approx.)

Body Corp: approx. \$1,500pq (approx.)

EER Rating: 5.5

## More About this Property

<b>Property ID</b>	28K1FHK
<b>Property Type</b>	Apartment
<b>House Size</b>	110 m <sup>2</sup>
<b>EER</b>	5.5

**Antony Damiano 0473 444 666**

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**Georgia Mikic 0403 467 447**

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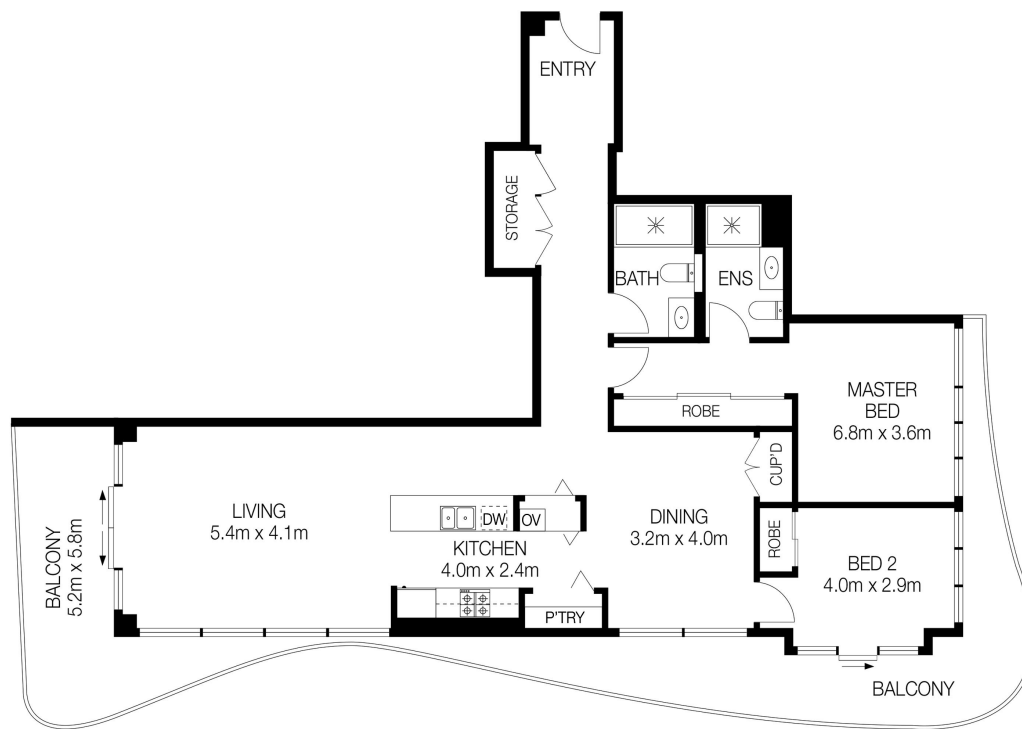
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**232-15 Irving Street, Phillip**

Approx. total area: 106m<sup>2</sup> N

*Disclaimer: Plans are indicative only and should be checked by the prospective purchaser. Plans shown are for presentation purposes and are not part of any legal document. All measurements and figures are approximate. The information herein is gathered from sources we believe to be reliable.*

