

103/220 Melrose Drive, Phillip

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## Designer Living with Space, Style & Resort Amenities in the Heart of Phillip

Positioned within one of Phillip's most exciting new lifestyle developments, this beautifully designed two-bedroom, two-bathroom apartment delivers sophisticated living with an intelligently crafted floorplan, premium finishes, and exceptional resident facilities, all moments from the vibrant heart of Woden Town Centre.

Designed to maximise natural light and space, the home opens into an impressive open-plan living and dining area, framed by sweeping curved windows that create an architectural statement while flooding the interior with sunlight. The contemporary kitchen is perfectly positioned at the centre of the home, featuring stone benchtops, quality appliances, sleek cabinetry, and ample preparation space, ideal for everyday living and effortless entertaining.

Extending seamlessly from the living area, a private covered balcony provides the perfect place for your morning coffee, evening drinks, or simply relaxing in your own outdoor retreat.

The thoughtfully designed floorplan offers excellent separation

**FOR SALE**  
\$638,000

**VIEW**  
Sat 6th Jun @ 11:00AM - 11:20AM

**AGENTS**  
Pauline Jenkins  
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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.



between the two bedrooms, making it ideal for owner-occupiers, professionals, downsizers, or investors seeking flexibility. Both bedrooms are generously proportioned with built-in robes, while the main suite enjoys the privacy and luxury of its own beautifully appointed ensuite. A second full bathroom ensures everyday practicality for guests or shared living.

Beyond the apartment itself, residents enjoy access to an outstanding collection of premium lifestyle amenities, including a heated indoor pool, fully equipped gym, private cinema, and communal entertaining spaces designed for larger gatherings and special occasions.

Perfectly positioned close to Westfield Woden, dining precincts, transport links, and major employment hubs, this is a home that delivers convenience, comfort, and modern luxury in equal measure.

Features include:

- Spacious open-plan living and dining with abundant natural light
- Architecturally designed curved glazing creating a bright, airy feel
- Contemporary kitchen with stone benchtops and quality appliances
- Two generous bedrooms with built-in robes
- Main bedroom with private ensuite
- Two stylish bathrooms with quality finishes
- Covered balcony for outdoor entertaining
- Clever floorplan with excellent bedroom separation
- Premium resident amenities including pool, gym, cinema & entertaining spaces
- Prime location moments from Westfield Woden and transport connections

Stylish, spacious, and superbly positioned, this is premium apartment living at its best.

Living: 79sqm (approx.)

Balcony: 10sqm (approx.)

EER: 6.0

Rates: \$456 per quarter (approx.)

Strata: \$950 per quarter (approx.)

## MORE DETAILS

Property ID	JWHH5W
Property Type	Apartment
House Size	79 m2
EER	6

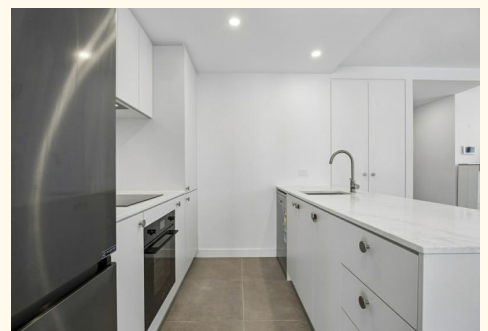
### Pauline Jenkins

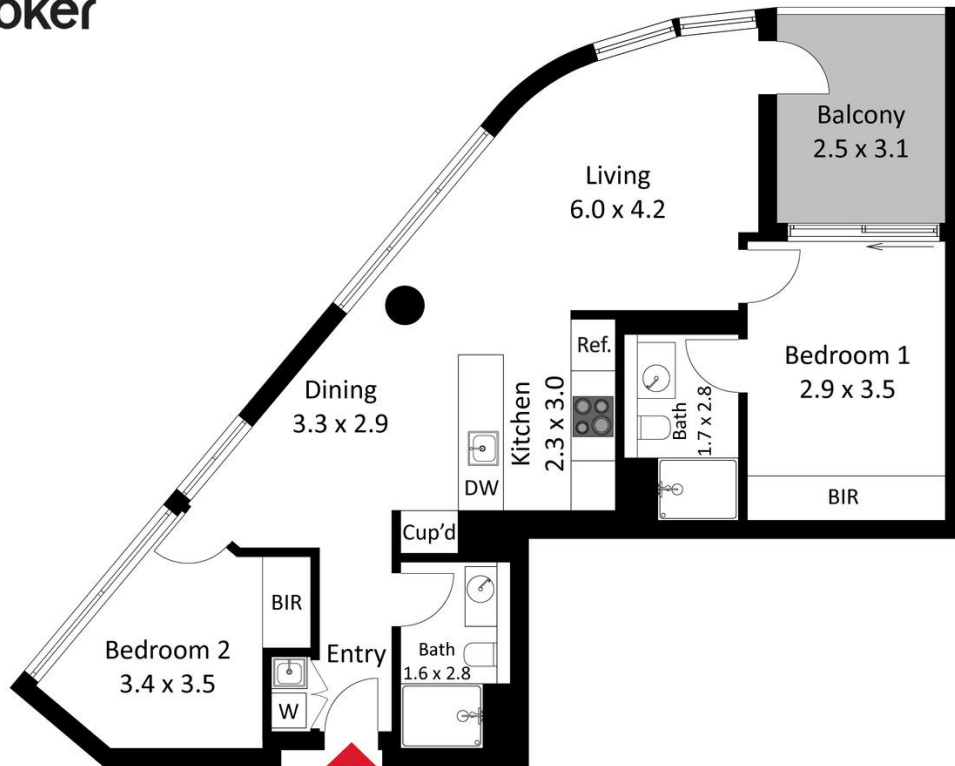
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The floor plan is not to scale; measurements are indicative and in metres. Exterior elements are not in position. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

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