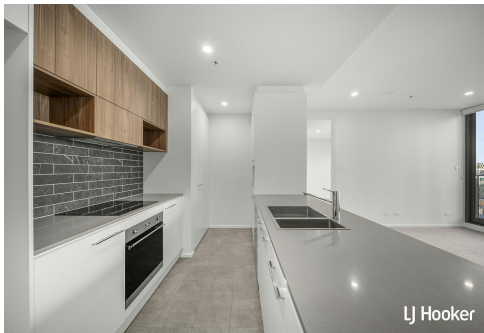




LJ Hooker



LJ Hooker



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Phillip, 146/15 Irving Street

Modern Contemporary and Award Winning

Elevated on the 5th floor in the popular and award-winning Ivy this spacious two-bedroom apartment offers contemporary living in the heart of the town centre. In excellent condition this apartment is vacant and ready to move in.

The living is open with the kitchen, equipped with stone bench tops, stainless steel appliances, dishwasher and plenty of storage and pantry space. The bedrooms are generous with built in robes. The master has its ensuite, and the second bedroom has access to the balcony.

Situated moments from all the amenities in Phillip and the Woden Town Centre. The highly desired building includes resort style facilities including an indoor and outdoor pool, spa, weights gym, cardio room, sauna and outdoor playground.

Highly desired and like to sell quickly be sure to act now so you don't miss out!



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.

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For Sale
\$595,000

View
By Appointment

Contact
George Vlandis
0437 398 774
gvlandis@ljhbelconnen.com.au
Biba Berjaoui
0439 393 149
bberjaoui@ljhbelconnen.com.au

EER ★★★★★★

LJ Hooker Belconnen
(02) 6251 1477

- * Award winning Ivy development
- * Modern two-bedroom apartment on the 5th floor
- * Contemporary kitchen, bathroom and ensuite
- * Master bedroom and second bedroom with built in robes
- * Large balcony with access from the living and master
- * Secure car space and storage
- * Amenities: indoor and outdoor pools, sauna, library, fitness rooms, playground, cricket pitch, barbecue area, and landscaped gardens
- * Close proximity to shopping and transport options

- * Build Year: 2004
- * Living Size: 78sqm
- * Balcony Size: 13sqm
- * EER: 6.0
- * Rates: \$1,616 p.a.
- * Strata: \$4,055 p.a.
- * Land Tax: \$1,975 p.a. (investors only)

Disclaimer:

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More About this Property

Property ID	HP0AYF8H
Property Type	Apartment
House Size	78 m2
EER	6

George Vlandis 0437 398 774

Sales Agent | gvlendis@ljhbelconnen.com.au

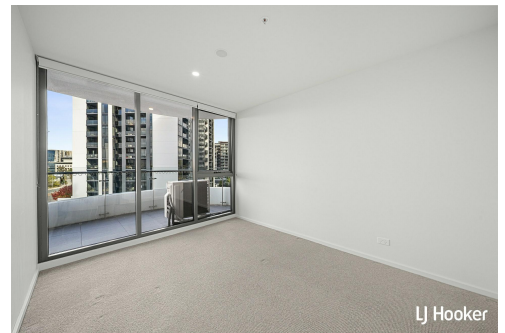
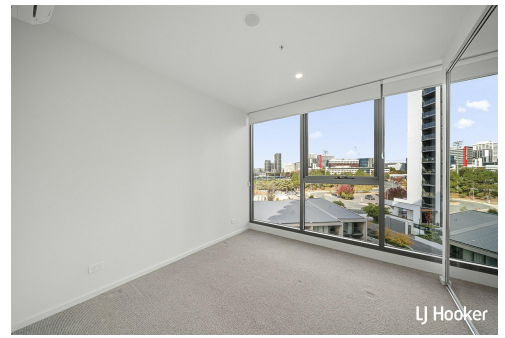
Biba Berjaoui 0439 393 149

Sales Associate | bberjaoui@ljhbelconnen.com.au

LJ Hooker Belconnen (02) 6251 1477

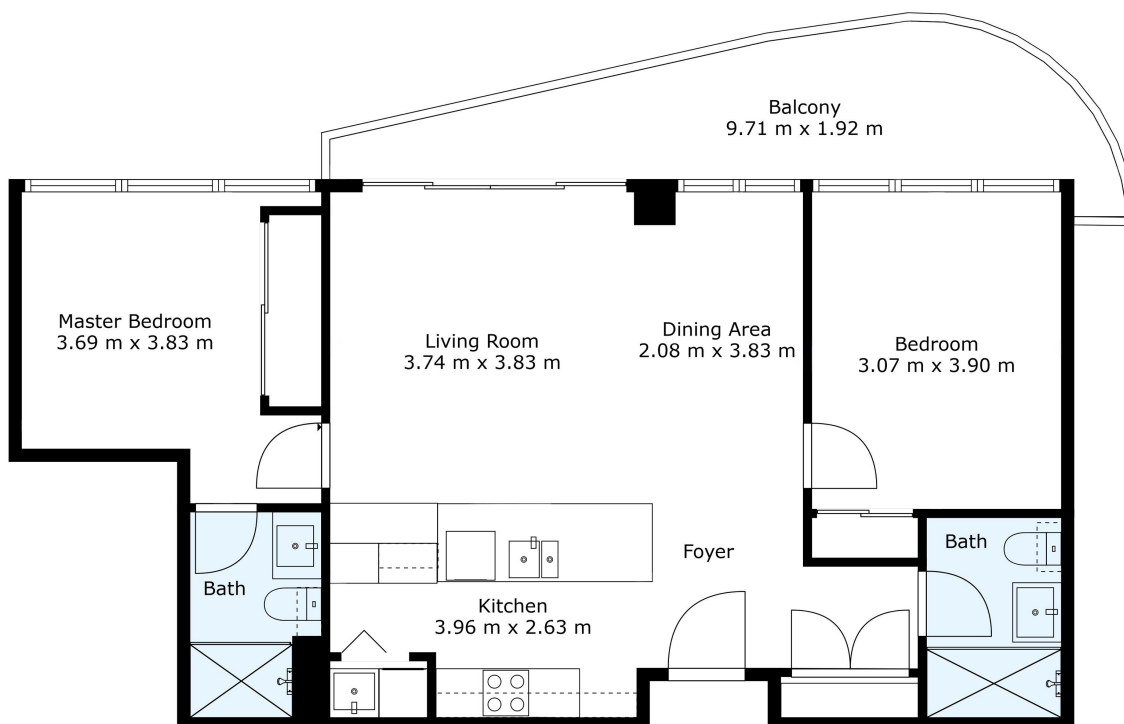
Shop 9, 21 Benjamin Way, BELCONNEN ACT 2617

belconnen.ljhooker.com.au | belconnen@ljhbelconnen.com.au



**LJ Hooker Belconnen
(02) 6251 1477**

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146/15 Irving Street, Phillip



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.