



Phillip, 1606/1 Corinna Street

Spacious Living and Sweeping Views to the Brindabellas

Located on the top floor in the sought after Melrose building in thriving Woden Town Centre, this premium brand new two-bedroom corner apartment is nearing completion. Boasting a spacious 94sqm internal floorplan the 15th floor apartment is perfectly positioned to capture panoramic views across the south of Canberra to the Brindabellas.

With a focus on sophisticated styling and liveability, the contemporary design is open plan with floor to ceiling double glazed windows, exposed high ceilings and a long list of high-end inclusions, the perfect sanctuary to enjoy a lifestyle of comfort and luxury.

The Melrose development itself is the ideal urban setting, with external architectural design by renowned Canberra based Stewart Architects and the sleek stylish interiors inspired by DOMA's award winning hotels and designed by Capezio Copeland.

With laneways meandering through lush landscaped grounds, there are also a multitude of



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SOLD

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For Sale
By Negotiation

View
ljhooker.com.au/34HVGCY

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facilities to enjoy. Swim laps in the 25-metre lap pool, enjoy the exercise lawn, play area, picnic deck and sun lounge. And the communal rooftop garden is the place to be to enjoy a quiet after work drink while enjoying a stunning sunset over the mountains.

Features include:

- Premium top floor position boasting 94sqm of internal living space with an 8sqm balcony
- Ideal aspect, with breathtaking views across the south of Canberra to the Brindabellas
- Sophisticated styling and contemporary design features
- High ceilings and a spacious open floor plan
- Floor to ceiling double glazed windows to capture the stunning outlook
- Energy efficient 6.9 star rating
- Ducted reverse cycle air conditioning
- Centralised gas hot water system
- Stone kitchen benchtops and Smeg appliances
- Timber look laminate flooring and quality loop pile wool carpets
- Lush landscaped communal grounds
- 25m lap pool, exercise lawn, play area, picnic deck and sun lounge
- Communal indoor lounge area for use by residents with fully appointed kitchen
- Well equipped 'Technogym'
- Rooftop garden on Level 10 with outlook to the mountains
- Ideal central Woden position, with shopping, club, cafes and restaurants at your doorstep

Note: some images displayed are Artist Impressions

Quick Stats:

Internal living size: 94sqm approx.

Balcony size: 8sqm approx.

Proposed Strata Levies: \$3,511.13pa (First year)

Proposed Strata Levies: \$3,755.34pa (Second year)

EER: 6.9 stars

More About this Property

Property ID	34HVGCY
Property Type	Apartment
House Size	94 m ²
EER	6.5

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