



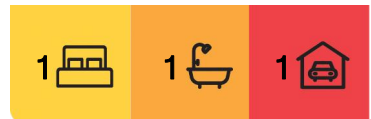
Phillip, 215/7 Irving Street

PRIZED LOCATION & STUNNING VIEWS

Redefining contemporary elegance and offering an exceptional lifestyle, welcome to luxury living at its finest in the prestigious 'Trilogy' complex in Phillip. Whilst this 9th floor home is located within walking distance to all of Woden Town Centre's amenities, the complex offers many luxurious features, you may never want to leave.

Step inside this exquisite residence and be greeted by a spacious living area adorned with large windows that frame breathtaking mountain views. Open the sliding doors to your private balcony, spanning the width of the apartment, where you can unwind and savour the beauty of the surrounding landscapes while enjoying fresh breezes and natural light.

The sleek kitchen is a chef's dream, overlooking the living area and balcony featuring a stylish stone island bench, premium appliances, and ample storage space. The cleverly integrated euro laundry ensures convenience and efficiency.



For Sale
\$429,000 +

View
ljhooker.com.au/HV7H5W

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EER ★★★★★★



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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The bedroom is generous in size, offering large windows and a built in wardrobe. It is located adjacent to the spacious bathroom with floor to ceiling tiles. Added conveniences include a reverse cycle heating and cooling unit to the living, generous storage cupboard in the living area, single secure car space with storage cage.

What truly sets the Trilogy complex apart is its outstanding features, offering residents a lifestyle like no other. Imagine coming home to a resort-style pool, well-equipped gym, and for those who love to entertain in a larger scale, the communal BBQ area is the ideal spot to host gatherings.

Trilogy also ensures your safety and security with secure access, intercom system, and on-site management, providing peace of mind for all residents.

Convenience is at your doorstep, with a host of amenities, shopping center's, cafes, and restaurants within walking distance. Public transportation is easily accessible with the bus interchange next door, making your daily commute a breeze.

Currently tenanted on a month-to-month basis at \$580 per week, the apartment is well suited to a move in buyer or astute investor. The new buyer can also enjoy the opportunity to purchase the property partly-furnished.

- 9th floor apartment offering stunning views
- Modern kitchen with a stylish stone island bench and premium appliances
- Convenient euro laundry for efficiency and space-saving
- Dedicated hallway storage cupboard
- Resort-style amenities within the complex including pool, well-equipped gymnasium and communal BBQ area
- Complex offering secure access, intercom system, and on-site management for safety and peace of mind
- Conveniently located within walking distance to Woden Town Centre and its amenities, cafes, and restaurants plus bus interchange
- Currently tenanted on a month-to-month basis at \$580 per week
- Option to purchase partly-furnished including Queen bed, bedside and console tables, 2x Acapulco chairs, Ariston washer/dryer, 3 seater sofa, TV unit, fridge and 2x hall tables

Living size: 61m² living + 13m² balcony (approx.)

Rates: \$1,398.48 p.a (approx.)

Land tax: \$1,725.37 p.a (approx.)

Construction: 2017

EER: 6 stars

Body corporate: \$748.95 p.q (approx.)



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More About this Property

Property ID	HV7H5W
Property Type	Apartment
House Size	74 m2
EER	6
Including	Intercom Balcony Dishwasher Built-in-Robes

Jane Macken 0408 662 119

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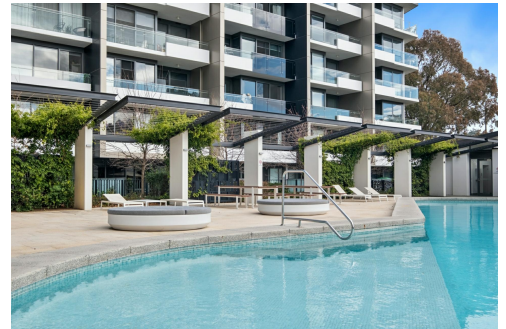
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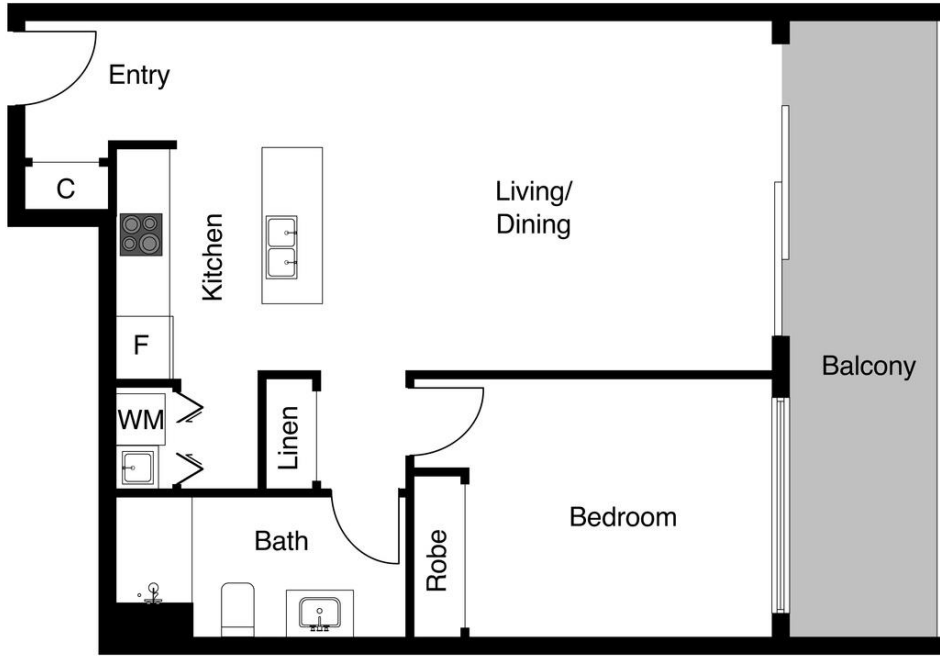
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The site plan and area not to scale; measurements are indicative and in metres. Bushes and trees are placed for illustration purposes. Plans should not be relied on. Interested parties should make and rely on their own enquiries.



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