



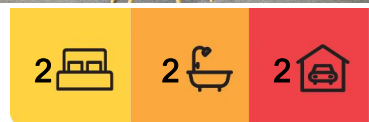
Phillip, 22/9 Irving Street

A Lifestyle Like No Other in the heart of Woden

Situated on the third floor of the prestigious Oaks Arbour, this beautifully designed 2-bedroom apartment offers an exceptional living experience with its prime east-facing aspect. Nestled amongst lush greenery, a magnificent oak tree stands just a fingertip away from your windows, creating a serene and picturesque outlook that perfectly complements the essence of the development.

Crafted by the award-winning Amalgamated Property Group, built by the highly trusted Milin Builders, and designed by the renowned DBI Design, this residence exemplifies superior craftsmanship and attention to detail.

Inside, the apartment boasts high-quality finishes and inclusions. A dedicated study nook provides the perfect space for working from home or additional storage. The modern kitchen features premium Smeg appliances, a four-burner gas cooktop, an externally ducted rangehood, and generous storage options, ensuring a seamless culinary experience. The main bedroom is enhanced by a luxurious ensuite with full-height wall tiling, a sleek 20mm stone vanity, and elegant feature tiles.



For Sale
Offers Over \$568,000+

View
ljhooker.com.au/2CRXFHK

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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 entrance of the building is just as impressive, Oaks Arbour presents a grand-style lobby, offering world-class amenities, such as a dedicated meeting room, exclusive resident facilities including a lap pool, gymnasium, and beautifully landscaped gardens. BBQ facilities and well-maintained communal spaces add to the luxurious living. With an outstanding location in Woden, this home offers convenience, sophistication, and an unparalleled connection to nature.

Don't miss this rare opportunity to own a thoughtfully designed home in one of Woden's most sought-after developments. Contact Hamid Muradi and Annie Qiu today to make it yours!

Features:

- * Developed by the award-winning Amalgamated Property Group
- * Built by the highly respected Milin Builders
- * Designed by the renowned DBI Design
- * 78m² of internal living space
- * well designed 10m² balcony overlooking a stunning oak tree
- * Nort-East facing with abundant natural light
- * Dedicated study nook for added functionality
- * Smeg gas cooktop, oven & dishwasher
- * Stone benchtops & externally ducted rangehood
- * Double-glazed windows for superior insulation
- * Built-in wardrobes to all bedrooms
- * Full-height wall tiling in bathrooms
- * European laundry with wall-mounted dryer
- * Reverse cycle heating/cooling for year-round comfort
- * Secure basement car space with storage
- * Exclusive resident amenities including a lap pool, gymnasium & landscaped gardens
- * BBQ facilities & beautifully maintained communal spaces
- * Grand-style lobby with a dedicated meeting room
- * Approx. 1.3km to Westfield Woden & its vibrant dining precinct
- * Close to the future Light Rail extension
- * Less than 15 minutes to Canberra CBD

Essentials:

EER: 6

78m² of Internal Living

8m² balcony

86m² Total Area

Rates: \$423 per quarter (approx.)

Body corporate fees: \$1,313.55 per quarter (approx.)

Rental Estimate: \$700-\$720 per week

Strata: CIVIUM

Photography Disclaimer: Some images may have been virtually staged to better showcase the true potential of the rooms and spaces in the home. Alternatively, while the property may have been staged for photography, it might be vacant during your inspection.



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More About this Property

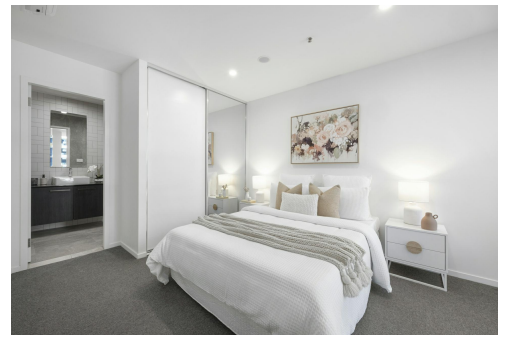
Property ID	2CRXFHK
Property Type	Apartment
House Size	86 m2
EER	6
Including	Ensuite Toilets (2)

Hamid Muradi 0424 858 600

Sales Consultant | hamid.muradi@ljhookerprojects.com.au

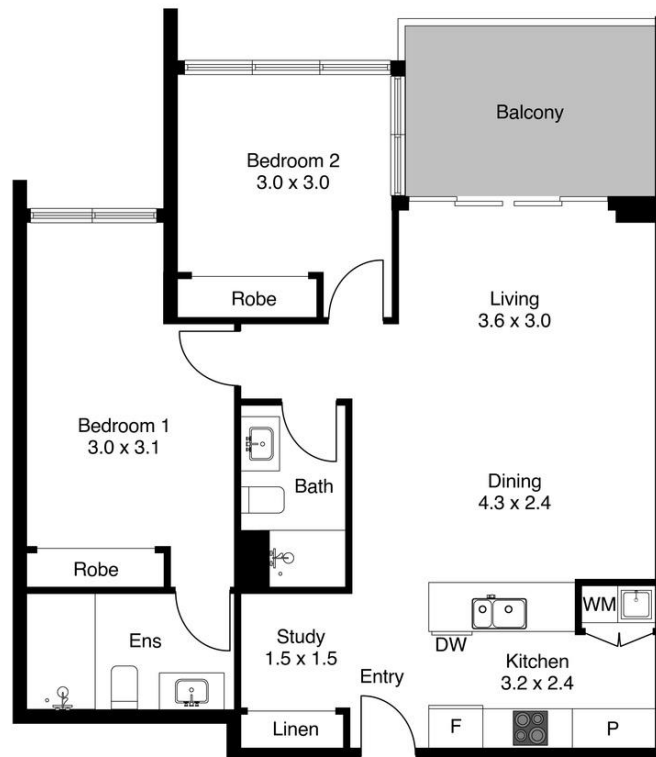
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The site plan and area not to scale; measurements are indicative and in metres. Bushes and trees are placed for illustration purposes. Plans should not be relied on. Interested parties should make and rely on their own enquiries.



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