



## Phillip, 29/15 Irving Street HIGH END LIVING IN PRIME WODEN LOCATION

This is your chance to secure an executive apartment with leafy views, nestled within a modern, award-winning complex. The generous floor plan includes two spacious bedrooms, two bathrooms, and stunning vistas, all within a highly sought-after location.

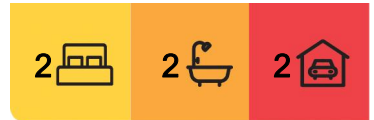
The contemporary open-plan design features a fresh, neutral palette and is bathed in natural light, creating a warm and inviting atmosphere.

Stepping inside you're greeted with full-height windows that frame the serene outlook, with lush greenery and privacy. The covered balcony provides the perfect setting for evening relaxation.

The kitchen is a chef's delight, equipped with top-of-the-line Smeg appliances, a stylish tiled splashback, ample storage, and a stone countertop with a breakfast bar-ideal for casual meals or entertaining guests.



**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.



**For Sale**  
By Negotiation

**View**  
[ljhooker.com.au/HVFH5W](http://ljhooker.com.au/HVFH5W)

**Contact**  
**Gabby Woods**  
0449 901 115  
gabby.woods@ljhwodenweston.com.au

**Jane Macken**  
0408 662 119  
jane.macken@ljhwodenweston.com.au

**EER** ★★★★★★

**LJ Hooker Woden | Weston**  
**(02) 6288 8888**

Both bedrooms are generously sized with built-in wardrobes, and plush carpeting. The master also boasts a sleek ensuite. The main bathroom is equally impressive, with an oversized shower and premium finishes.

Located in the prestigious North tower of the Ivy complex, every detail of this home is crafted for comfort and quality, making it an ideal choice for both owner-occupiers and investors.

Step out into the Ivy common areas and be greeted with landscaped surrounds, pools, spa, gyms, BBQ's and all the resort style luxuries you could want. Alternatively take a relaxing walk along one of the many, tree lined, walking paths surrounding the Ivy.

Nestled within a quiet street yet just minutes away from everything you need, thrive in the benefits which surround you! A myriad of services are all moments away including the Woden shopping precinct, The Canberra Hospital, ACT government offices and both primary and secondary schooling plus the future CIT and light rail. In addition, multiple bus routes are all within walking distance for easy transport to the CBD and surrounds.

Features:

- Induction cooktop
- Carpet in bedrooms
- Double glazed windows throughout
- Two reverse cycle air conditioning
- Stone bench tops
- Built in wardrobes
- Two secure parking spaces
- 25m outdoor lap pool with barbeques
- Indoor pool, spa & sauna as well as yoga centre
- Fully equipped cardio gym
- Separate fully equipped weights gym
- Children's playground with soft fall matting
- Extensive landscaped gardens
- Walking distance to Westfield Woden Shopping Centre

## More About this Property

<b>Property ID</b>	HVFH5W
<b>Property Type</b>	Apartment
<b>House Size</b>	90 m2
<b>EER</b>	6

### **Gabby Woods 0449 901 115**

Sales Associate | [gabby.woods@ljhwodenweston.com.au](mailto:gabby.woods@ljhwodenweston.com.au)

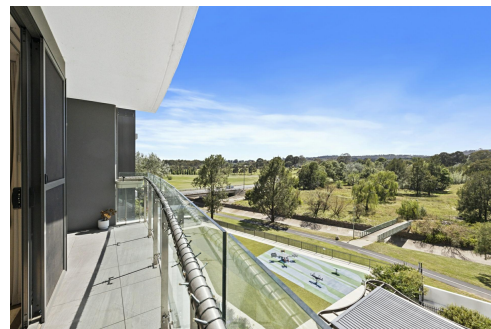
### **Jane Macken 0408 662 119**

Franchise Owner, Licensee, Licensed Agent ACT/NSW |  
[jane.macken@ljhwodenweston.com.au](mailto:jane.macken@ljhwodenweston.com.au)

### **LJ Hooker Woden | Weston (02) 6288 8888**

23 Brierly Street, WESTON CREEK ACT 2611

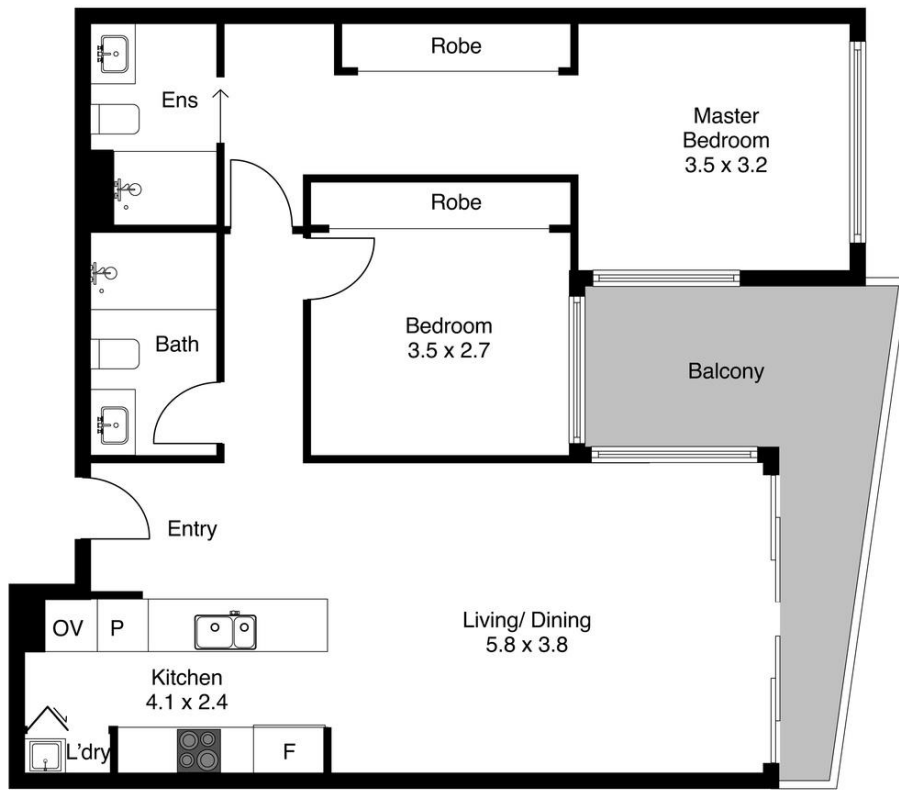
[westoncreek.ljhooker.com.au](http://westoncreek.ljhooker.com.au) | [reception@ljhwodenweston.com.au](mailto:reception@ljhwodenweston.com.au)



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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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