

## Phillip, 315/7 Irving Street

### LIFESTYLE & CONVENIENCE IN THE HEART OF WODEN

Redefining contemporary elegance and offering an exceptional lifestyle, an apartment that feels like a home, welcome to luxury living at its finest in the esteemed 'Trilogy' complex in Phillip. Whilst this top floor home is located within walking distance to all of Woden Town Centres 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, open plan to allow for living, dining and study areas with ease, large windows filling the home with natural light. Open the sliding doors to your private covered balcony, where you can unwind and savour the surrounding landscapes over a drink or BBQ.

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.



**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**  
\$579,000 +

**View**  
Sat 3rd May @ 1:30PM - 2:00PM

**Contact**  
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**EER** ★★★★★★

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

Two bedrooms are on offer, segregated from the living area accessed via the hallway, both offering built-in wardrobes. Adjacent is the spacious bathroom with floor to ceiling tiles and large walk-in shower. Added conveniences include a space saving euro laundry located in the bathroom, a reverse cycle heating and cooling unit to the living, two secure carspaces located right next to the lift for easy access, plus 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 the Woden Town Centre within walking distance, a host of amenities, shopping centres, cafes, and restaurants plus government department offices and the newly constructed CIT campus. Public transportation is easily accessible with the bus interchange next door, making your daily commute a breeze.

- Top floor apartment
- Modern kitchen with a stylish stone island bench and premium appliances
- Convenient euro laundry in bathroom for efficiency and space-saving
- Two bedrooms, both with built in robes
- Two carspaces located in the secure basement, next to the lift for convenience
- Bathroom with floor to ceiling tiles and walk in shower
- 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

Living size: 68m<sup>2</sup> living + 11m<sup>2</sup> balcony (approx.)

Rates: \$1,409.92 p.a (approx.)

Land tax: \$1,747.17 p.a (approx.)

Body corporate: \$893 p.q (approx.)

Construction: 2017

EER: 4.5 Stars



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## More About this Property

<b>Property ID</b>	J4EH5W
<b>Property Type</b>	Apartment
<b>House Size</b>	79 m <sup>2</sup>
<b>EER</b>	4.5

### Jane Macken 0408 662 119

Franchise Owner, Licensee, Licensed Agent ACT/NSW |

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### Emma Irwin 0422415008

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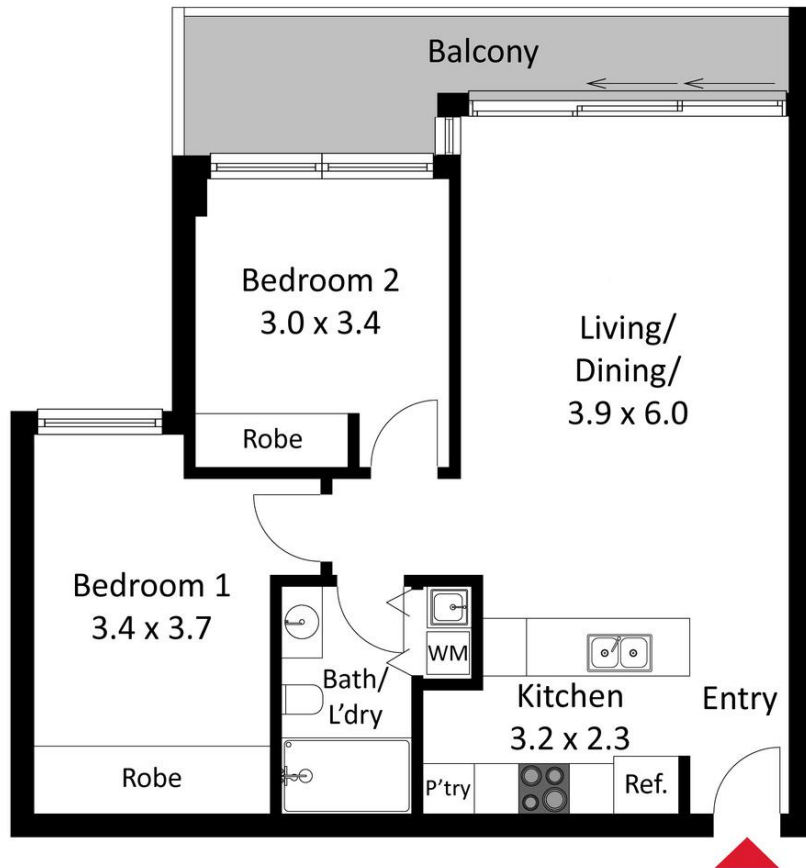
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The site plan and floor plan are not to scale; measurements are indicative and in metres. Bushes and trees are placed for illustration purposes. Plans should not be relied on. Interested parties should make and rely on their own enquiries.



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