



**Sold**



911/1 Corinna Street, Phillip

## Bigger & Better than the Rest!

Inner-city living awaits in this exceptional brand new 2-bedroom, 2-bathroom apartment on the 9th floor of The Melrose, Woden's newest premier development. With Westfield Woden, boutique cafés, restaurants, nightlife, specialty shops and green spaces at your doorstep, The Melrose is more than just an address-it's a lifestyle. Long lasting fittings, proactive management, pet-friendly policies, quality certified construction and a host of exclusive extras just for residents, ensure every detail has been taken care of.

Meticulously designed, this stunning apartment boasts sleek interiors finished to the highest standard. The open-plan living and dining space is framed by floor-to-ceiling double glazed windows that flood the space with natural light. As the sun sets, the generous balcony offers breathtaking mountain views, ideal for entertaining or quiet relaxation. The sleek kitchen includes stone benchtops, Smeg appliances and plenty of storage. The master bedroom offers direct balcony access and an opulent ensuite with quality fittings while the second bedroom is serviced by a luxurious designer bathroom.

Residents enjoy exclusive access to a 25m heated lap pool with sun lounges, a rooftop gym, reservable residents entertaining lounge, outdoor recreational terraces with BBQ area and a bike storage room with wash bay for cycling enthusiasts. Secure entry and parking for 2

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**FOR SALE**  
\$655,000+

**AGENTS**

Patrick Kinnane  
0430 435 330  
Patrick.kinnane@ljhooker.com.au

**AGENCY**

LJ Hooker Tuggeranong  
(02) 6189 0100

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cars top off the additional extras.

Designed for eco-friendly living, the complex features double glazing throughout for thermal comfort and noise cancellation, rainwater irrigation for landscaped areas, energy-efficient appliances and lighting, a high EER and water-efficient fixtures.

Close to the Parliamentary Triangle, walking trails and transport links, this home perfectly balances convenience and comfort. Whether you're a first home buyer, downsizer or investor, this apartment offers something special. Don't miss this opportunity-your dream apartment is waiting at The Melrose.

Features:

- Luxury 2-bedroom, 2-bathroom apartment in a brand-new Doma and Bloc development
- Spacious open-plan living and dining space with stunning mountain views
- State-of-the-art kitchen with Smeg oven and cooktop, integrated dishwasher and stone benchtops
- Large entertaining balcony with incredible views over Woden and out to the Brindabellas
- Spacious master bedroom with balcony access and luxurious ensuite including oversized shower
- Generous second double bedroom with built-in robe, both bedrooms with wool carpets
- Luxurious main bathroom with Terrazzo look porcelain tiles and quality Parisi fittings
- Ducted reverse cycle heating and cooling throughout
- European laundry complete with washing machine and dryer included
- Secure tandem basement parking for 2 cars, storage cage, video intercom and lift access
- 25m ground floor pool, fully equipped Technogym, rooftop terrace with BBQ and entertaining areas
- Complex built: December 2024
- Living area: 94m<sup>2</sup>
- Balcony area: 8m<sup>2</sup>
- Total area: 102m<sup>2</sup>
- EER: 7.8 stars

Disclaimer:

Please note that while all care has been taken regarding general information and marketing information compiled for this advertisement, LJ HOOKER TUGGERANONG does not accept responsibility and disclaim all liabilities in regard to any errors or inaccuracies contained herein. Figures quoted above are approximate values based on available information. We encourage prospective parties to rely on their own investigation and in-person inspections to ensure this property meets their individual needs and circumstances.

## MORE DETAILS

Property ID CGAHQH  
Property Type Apartment  
House Size 102 m<sup>2</sup>  
EER 7.5

**Patrick Kinnane 0430 435 330**

Licensed Agent | [Patrick.kinnane@ljhooker.com.au](mailto:Patrick.kinnane@ljhooker.com.au)

**LJ Hooker Tuggeranong (02) 6189 0100**

Suite 1, 1st Floor, South Point Shopping Centre, 210 Anketell Street  
[tuggeranong.ljhooker.com.au](http://tuggeranong.ljhooker.com.au) | [tuggeranong@ljhooker.com.au](mailto:tuggeranong@ljhooker.com.au)



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The floor plan is not to scale, measurements are indicative and in metres. All features included in this 3D plan are for inspiration purposes only. This is not an exact replica of the property or the position of exterior elements. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

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