



Phillip, 97/9 Irving Street

There are amazing views.... and then there are THESE views.

Viewings by private appointment, please call Jane or Emma

This outstanding apartment in the heart of the Woden Valley combines style and functionality to create sophisticated, life-enriching spaces you'll want to come home to, or never leave. Positioned on the 11th floor, this apartment is located on the edge of the complex, these extra windows flood all spaces with natural light and picturesque outlooks and an unobstructed view to Black Mountain Tower and the arboretum.

The kitchen, spacious living and dining areas are all enhanced by the access to the large balcony area allowing all year round entertaining and the stunning views. The kitchen is spacious, with stone benchtops, gas cooking, stainless steel oven and dishwasher plus plenty of storage space.



For Sale
\$649,000 +

View
By Appointment

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EER ★★★★★★

LJ Hooker Woden | Weston
(02) 6288 8888



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 main bedroom is spacious, offering a modern ensuite, built in robes and a private balcony. The second bedroom also offers built in robes. Both the main bathroom and ensuite offer floor to ceiling tiles, semi frameless shower screen, floating vanity with storage. Both bedrooms offer sheer curtains for privacy and elegance, plus block out curtains.

Additional features include a concealed laundry with storage space, reverse cycle heating and cooling unit, secure parking for two cars. The complex offers wonderful communal living areas, sparkling pool and gym. Enjoy the convenience of the location, just a short stroll to Woden Town Centre, the bus interchange and future CIT campus & light rail. At the Oaks Arbour, there is so much to love, live and enjoy.

Features include:

- 11th floor apartment with stunning views to Black Mountain Tower and the arboretum
- Open-plan living and dining areas, embracing the views
- Kitchen featuring stone benches, gas cooking, stainless steel appliances and plenty of storage
- Main bedroom with ensuite, built in robes and private balcony
- Second bedroom with built-in robes
- Main bathroom also with floor to ceiling tiles, floating vanity with storage
- European laundry
- Ducted reverse cycle heating and cooling unit
- Two secure parking spaces
- Complex with communal living areas, pool and gym
- Investors Dream, the owner would like to rent back up to 12 months, please discuss further with Jane and Emma

Living size 77m² living + 8m² & 5m² balconies (approx.)

Rates: \$1,410.86 p.a (approx.)

Land tax: \$1,768.44 p.a (approx.)

Construction: 2021

Body corporate: \$1,444.96 p.q (approx.)

EER 6

Disclaimer:

Please note that while all care has been taken regarding general information and marketing information compiled for this advertisement, LJ Hooker Woden/Weston does not accept responsibility and disclaim all liabilities regarding 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.

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More About this Property

Property ID	H12H5W
Property Type	Apartment
House Size	90 m2
EER	6

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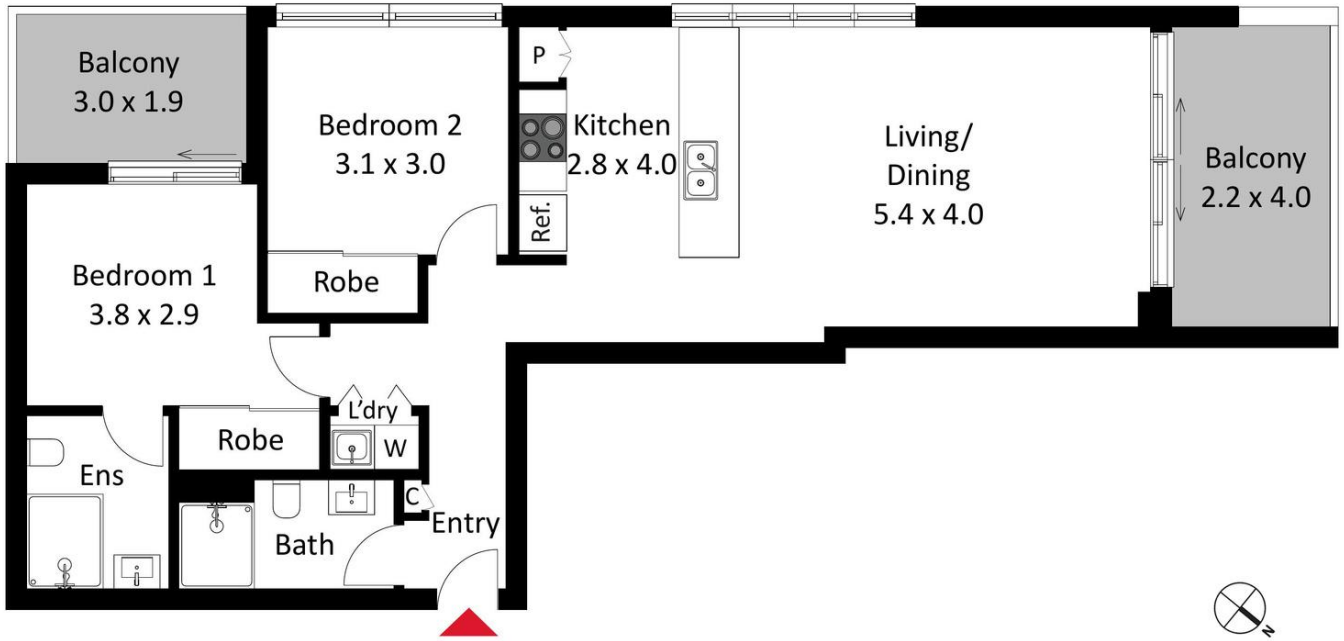
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The site plan and floor plan are not to scale; measurements are indicative and in metres. Bushes and trees are placed for illustration purposes. Plans should not be relied on. Interested parties should make and rely on their own enquiries.



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