

### 154/9-11 Irving Street Phillip ACT

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Located on the 15th (of 16) floors, this BRAND NEW, north facing apartment has magnificent views along the Adelaide Avenue corridor to Black Mountain and the hills beyond the City.

**View :** <https://www.borisproperty.com.au/sale/act/woden-valley/phillip/residential/apartment/7221635>

Both sophisticated and spacious, the floor plan and position in the building make this apartment easy to live in. With floor to ceiling glass in the living room and both bedrooms, you will never feel hemmed in or be overlooked. With an EER of 7.4, 87.6 sqm of living space and a 12.4 sqm balcony it's ideal for downsizers, live in owners or investors.

The well appointed kitchen offers a central island, plenty of cupboard space including a double pantry, quality stainless steel appliances and stone benchtops. Overlooking the large living area to the balcony and views, cooking and

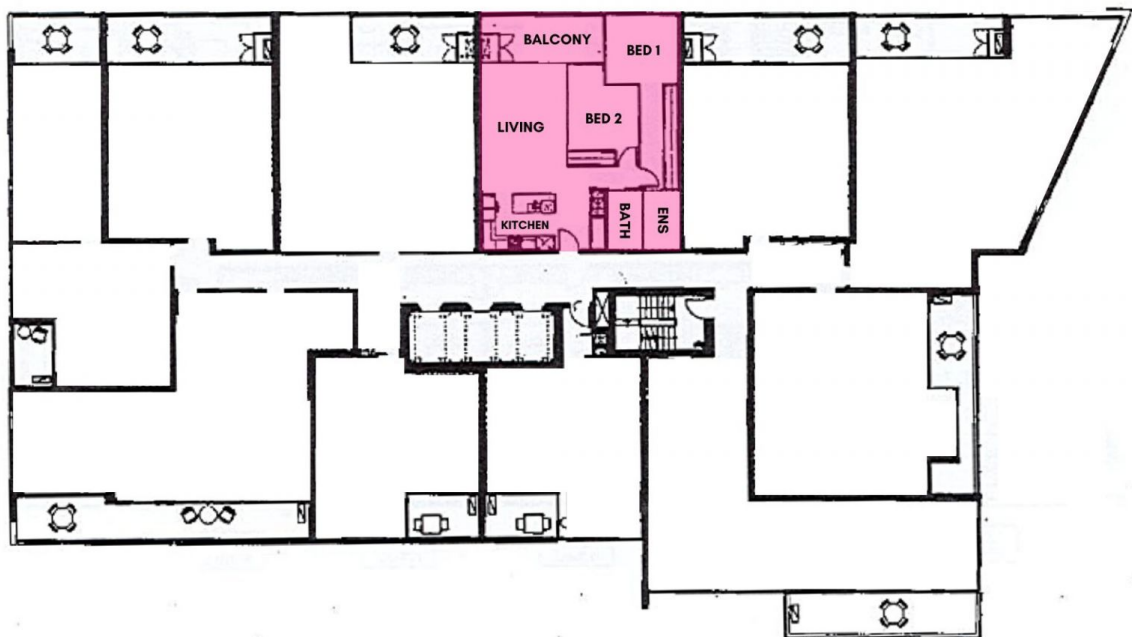


**Lee-Anne Radstaak**  
0402219727

# 'OAKS CROWN'

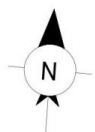
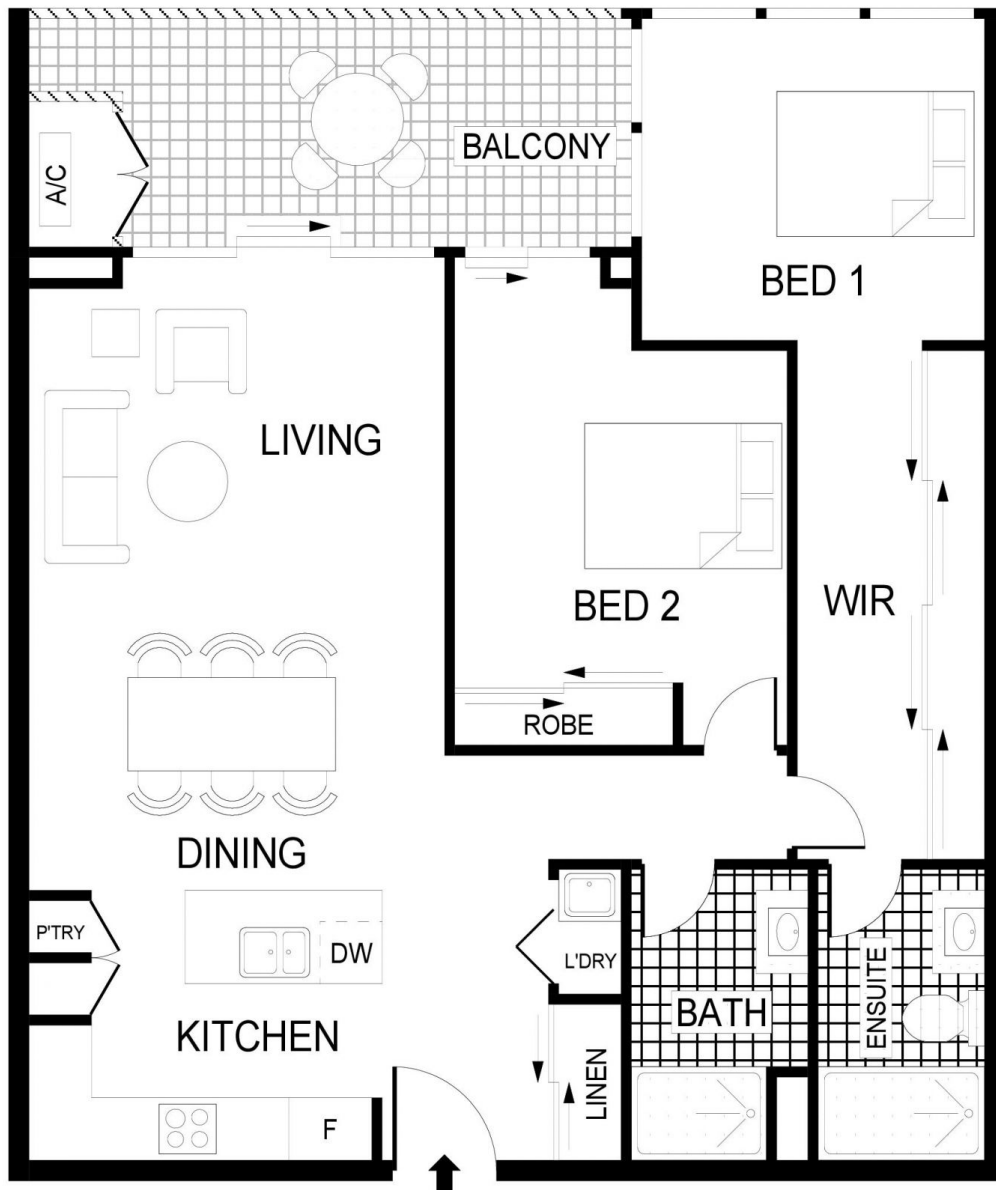
9-11 Irving Street, Phillip

Unit 154



**BORIS.**

LEVEL 15



## 154 OAKS CROWN, PHILLIP

Scale in meters. Indicative only. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However we cannot guarantee its accuracy and interested parties should rely on their own enquiries.

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