

10/40 Philip Hodgins Street, Wright, ACT 2611



Apartment For Sale

Thursday, 15 February 2024

10/40 Philip Hodgins Street, Wright, ACT 2611

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Type: Apartment



Vince Pinneri
0408894732

\$410,000+

*** This property will go to auction on Thursday 7 March 2024 unless sold prior *** Immerse yourself into this stunning apartment; presenting a fantastic opportunity for first-time buyers, investors, or those looking to downsize. Upon entry, you will be greeted by a spacious and modernised kitchen, seamlessly engaging with the light-filled living area and expansive balcony. The kitchen features sleek cabinetry, ample storage space, and high-quality appliances, making it a dream for anybody to cook up a storm. The bedroom is generously sized and boasts a built-in wardrobe, providing plenty of storage options. The bathroom is incredibly well-appointed, where spacious is an understatement. The study also boasts a generous amount of room, giving the perfect opportunity to separate work from life. The standout feature of this property is the balcony, balanced with the perfect amount of shade and sunshine, providing perfection all year round. You will also have access to secure underground parking and a storage cage, just to add to the convenience. Located in a prime up and coming location, this apartment offers a peaceful and convenient lifestyle. You'll be within close proximity to local shops, cafes, parks, and public transport options, ensuring you have everything you need right at your doorstep. Features:

- Modern 1 bedroom + study apartment
- Open planned kitchen, dining and entertaining area
- Kitchen contains stainless steel appliances and induction cooktop
- Split system installed in living area
- Expansive bathroom with modern fixtures
- Intercom system
- European laundry
- Oversized balcony for all entertaining purposes
- Underground secure car space with storage cage
- 15 minute drive to the CBD, 2 minute drive to Woolworths Metro, short walk to local reserves and amenities.

• Tenanted on a month to month basis for \$390 p/w

Key Stats:

- EER: 6.0
- Living area: 44.8m²
- Balcony area: 19.7m²
- Body corporate: \$1,147.50 per quarter
- Rates: \$915.00 per quarter
- Land Tax (only applicable if rented): \$1,535.00 per quarter

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