

115/51 Catalano Street, Wright, ACT 2611



Sold Unit

Saturday, 23 September 2023

115/51 Catalano Street, Wright, ACT 2611

Bedrooms: 2

Bathrooms: 2

Parkings: 2

Type: Unit

\$545,000

Step into the captivating charm of Molonglo Valley, a hidden gem nestled amid the picturesque beauty of Canberra. Unlike far-flung suburbs, Molonglo Valley offers you a quick and hassle-free link to Woden, Belconnen, and the heart of the city. This apartment is all about comfortable living and a convenient lifestyle. It boasts a spacious open-plan living area, two sunny bedrooms that are segregated with plenty of closet space, and two stylish bathrooms. The spacious north-easterly balcony, perfect for outdoor entertainment and relaxation, stretches over a generous 25m². Inside, you'll find a well-designed 96m² of modern practical living space. You'll also have secure tandem basement parking for two cars, making your life easier. The Observatory's landscape design harmoniously blends Canberra's natural surroundings with contemporary vibrancy, creating visually captivating environments. The communal gardens were designed to offer residents a variety of "people pockets," including a central garden with modern lines, a lap pool, sheltered outdoor rooms, seating areas, a fireplace terrace for gatherings, and a tranquil pear tree grove, providing a peaceful retreat from the daily hustle and bustle. Located in a prime spot, this apartment is close to schools, the charming Denman Village shops, and just a short stroll from the upcoming Koko development, which will feature a proposed Woolworths supermarket. Situated on level 3 of the Observatory building, this two-bedroom ensuite apartment offers stunning views of Black Mountain from both the living area and the impressive balcony.

What's Nearby:

- Tishler Street Playground
- Ruth Park & Holden Pond – 10-minute walk
- Cooleman Court Shopping
- Charles Weston & Evelyn Scott School
- Stromlo Forest Park
- Denman Village Shops – 5 minute drive
- Stromlo Leisure Centre
- National Arboretum
- Molonglo River
- Woolworths Metro Wright (Opening Soon) – 5 minute walk
- Anglican School Wright (2026 Enrolments)

The Perks:

- 2 bedroom | 2 bathroom | 2 car space
- Spacious open plan design with practical living space
- Two large & segregated bedrooms, each with its own bathroom
- Roomy closets with mirrored doors in both bedrooms
- A modern kitchen with sleek stainless-steel appliances
- A European-style laundry, complete with a handy dryer
- Secure tandem parking for two cars in the basement
- Level 3 location with picturesque outlook + stunning views of Black Mountain
- Convenient elevator access
- A large outdoor balcony for your enjoyment
- Beautifully landscaped gardens to complex
- Shared barbecue facilities for outdoor entertaining
- A pool (currently getting renovated)
- Plenty of visitor parking
- Close to schools, current and future amenities, and fun attractions
- Just a 15-minute drive to the City, with Belconnen and Woden only 10 minutes away.

The Numbers:

- Block B, Level 3
- Living area: 96m²
- Balcony: 25m²
- Total size: 121m²
- Body Corporate Levies: \$1,190 pq (approx.)
- Rates: \$398 p.q (approx.)
- Build: 2015
- 6-Stars EER (Energy Efficiency Rating)

Explaining the private treaty process:

- To ensure a fair & equitable process, all offers are confidential. This gives our buyers peace of mind that we will not disclose an offer to another buyer in an attempt to force that buyer's intent. For guidance on when offers close and how best to submit an offer, please contact the agent directly.