

# 119 Ulysses Circuit, Wright, ACT 2611

## Sold House

Friday, 3 November 2023

119 Ulysses Circuit, Wright, ACT 2611

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 583 m2

Type: House



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## Contact agent

Spacious, stylish, and featuring a quality design, this superb residence is presented in excellent condition and provides a contemporary family lifestyle that is supremely easy-to-maintain. It features a light and airy floorplan with crisp open interiors, good sized rooms, and a spacious but private garden at the rear with plenty of space for entertaining. This pristine home ticks all the boxes for immediate enjoyment with its large size, great versatility, and fantastic location that's close to neighbourhood parks, schools, shops, and Stromlo Forest Park.

**FEATURES**

- Two-storey family home in a fantastic location
- Segregated master bedroom with a walk-in robe and ensuite
- Three additional bedrooms upstairs, all with built-in robes
- Huge open plan kitchen, living and dining area
- Modern kitchen with stone bench tops, quality appliances, and loads of storage including a walk-in pantry
- Separate family or media room downstairs with built-in surround sound system
- Good sized laundry with storage
- Downstairs powder room
- Upstairs rumpus room with built-in study nook and balcony, great as a separate space for children and teenagers
- Main bathroom with separate WC
- Bi-fold doors open from the living area to the large covered outdoor entertaining terrace
- Additional outdoor paved area, great for a fire pit
- Low maintenance gardens with underground irrigation system
- Water tank and two garden sheds
- Ducted reverse cycle air conditioning throughout
- Instantaneous gas hot water
- Nearby schools include Charles Weston Primary School, St Jude's Primary School and Evelyn Scott School
- Walking distance to Stromlo Forest Park nature trails and local playgrounds
- Short drive to the local Wright shops, Cooleman Court Shopping Centre, and major arterial roads to all areas of the city

**WHAT THE SELLERS LOVE ABOUT THE HOME**

1. The open plan design and separation of the living spaces.
2. The teenager's retreat upstairs has been great for kids.
3. Location is fantastic - Approx. 15min to anywhere in Canberra!

**STATISTICS (all figures are approximate)**

EER: 4.5 Home Size: 258m<sup>2</sup> Garage Size: 39m<sup>2</sup> Land Size: 583m<sup>2</sup> Construction: 2013 Land Value: \$662,000 (2023) Rates: \$1,036 per quarter Land Tax: \$1,869 per quarter (only applicable if not primary residence) Rental Range: \$1,000 - \$1,050 per week