

13/44 Catalano Street, Wright, ACT 2611



Sold Terrace

Friday, 11 August 2023

13/44 Catalano Street, Wright, ACT 2611

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 212 m2

Type: Terrace



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\$775,000

North facing, exceptional indoor living space across two areas, family sized accommodation and low-maintenance outdoor entertaining. This home defies traditional townhouse expectations, offering these things that today's buyer dreams of, and more. Offering a modern living experience across two levels, prepare to be enchanted by the array of well-appointed amenities and the convenience of its location. As you enter, a warm and inviting open plan living area and kitchen greet you, forming the heart of this remarkable home. The kitchen is a culinary dream, featuring ample storage space, a dishwasher, and a gas cooktop. This area benefiting from the northerly aspect, the seamless flow from the living area to the paved balcony creates the perfect setting for entertaining guests or simply relishing the outdoors. Conveniently on the lower level, the main bedroom beckons as a tranquil retreat, complete with built-in wardrobes and a private ensuite. Upstairs, a second living space awaits, providing separation when desired, while a generous hallway presents an ideal study nook. Two spacious bedrooms adorned with built-in wardrobes offer both comfort and privacy, accompanied by a main bathroom boasting a relaxing bath. This home goes above and beyond, offering a host of thoughtful extras. Reverse cycle air conditioning units have been installed in both living rooms and all three bedrooms, ensuring year-round comfort without wasting energy and costs. The double lock-up garage provides secure parking with internal access and under stair storage, while the conveniently located euro laundry adds to the overall functionality. A powder room downstairs offers added convenience for residents and guests alike. Experience the convenience and vibrant community of Wright, with well-regarded schools like Wright Primary School and Stromlo High School nearby, families have excellent educational options. Cooleman Court provides a variety of shops and supermarkets for everyday needs, while a short drive offers a diverse range of dining options. Embrace the best of convenience and community as you explore the multitude parks, walking and bike trails at your doorstep.

- North facing living areas + 2 bedrooms
- Open plan living area and kitchen
- Paved balcony perfect for entertaining
- Kitchen with incredible storage, dishwasher and gas cooktop
- Main bedroom with built-in wardrobes and ensuite (located downstairs)
- Second living space upstairs
- Spacious hallway/study nook
- Second and third bedrooms with built-in wardrobes
- Main bathroom with a bath
- Reverse cycle air conditioning units in the two living rooms and all three bedrooms
- Double lock up garage with internal access plus under stair storage
- Laundry fitted for convenience in the hallway cupboard
- Powder room downstairs

Living size: 186m² living & garage + 26m² balcony (approx.) Rates: \$1,505.88 p.a (approx.) Land tax: \$1,939.24 p.a (approx.) Construction: 2014 EER: 5 stars Body Corporate: \$1,039.50 p.q