

131/45 Catalano Street, Wright, ACT 2611

Apartment For Sale

Thursday, 6 June 2024



131/45 Catalano Street, Wright, ACT 2611

Bedrooms: 2

Bathrooms: 2

Parkings: 2

Area: 111 m2

Type: Apartment



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\$600,000

Discover the perfect blend of style and functionality in this ground-floor 2-bedroom, 2-bathroom apartment, featuring an additional multipurpose room ideal for use as a study, rumpus, or theater room. The thoughtfully designed layout separates the apartment into two distinct wings, offering privacy and convenience. The first wing encompasses the kitchen, living, dining, and study areas, all enhanced by 2.55m ceilings and roller blinds throughout. The kitchen boasts top-of-the-line AEG cooking appliances and a dishwasher, ensuring a delightful cooking experience. New carpets add a touch of elegance to the living spaces. In the second wing, you'll find both bedrooms and bathrooms. The master bedroom includes a walk-in robe and a private ensuite, while the second bedroom features a built-in robe and access to the spacious main bathroom, complete with full mirror cabinetry. Three split-system air conditioning units, located in the living room and both bedrooms, ensure year-round comfort. This apartment offers not one but two private east-facing terraces, accessible from the dining/living area and both bedrooms, perfect for enjoying morning sunlight. Additional features include a European laundry, a linen cupboard, and two side-by-side car spaces in the basement, each with its own storage cage. Embrace the versatility and comfort of this exceptional apartment, where every detail has been considered to provide a contemporary and convenient living experience.

- AEG cooking appliances & dishwasher
- New carpets
- 2.55m ceilings to living, dining & study
- Roller blinds throughout
- Additional multipurpose room (Study, theatre, library)
- 3 x AC split systems. (One in living room, bedroom 1 & bedroom 2)
- Walk in robe off master bedroom
- Spacious main bathroom with built in full mirror cabinetry
- Built in robe to bedroom 2
- Private ensuite
- European laundry
- Linen cupboard
- Private east facing terrace with access via dining / living
- Secondary private east facing terrace with access via both bedrooms
- 2 x Car spaces located in basement (side by side)
- 2 x Storage cages located in basement

Living: 111m² Courtyard 1: 35m² Courtyard 2: 22m² Total: 168m² Built: 2015 Complex name: Observatory Living Number of units in unit plan: 270 Strata manager: Grady Strata & Facilities Currently tenanted until: 08/01/2025 @\$600pw Body Corporate: \$1,065pq Rates: \$413pq Land tax (If tenanted): \$625pq* To receive the contract of sale, building report, and additional documents via email within just 10 minutes of your enquiry, please fill out the online request form. Be sure to check both your inbox and junk folder for prompt delivery, available 24/7.