

**135/45 Catalano Street, Wright, ACT 2611**



**Sold Apartment**

Thursday, 10 August 2023

135/45 Catalano Street, Wright, ACT 2611

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 102 m2**

**Type: Apartment**



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## Contact agent

Welcome to this spacious three-bedroom apartment located in the highly sought-after Observatory complex in Wright. Whether you're an owner occupier seeking a low-maintenance lifestyle or an investor looking for a long-term investment opportunity, this apartment is sure to impress. As you enter, you'll be greeted by a generous open plan living and dining area. The modern kitchen, complete with quality stainless steel appliances, stone benchtops, and ample storage space, seamlessly flows into the living area, making it perfect for hosting family gatherings and entertaining guests. The three bedrooms in this apartment offer plenty of space for your comfort. The master bedroom features direct access to the northwest facing balcony, allowing you to enjoy the beautiful views. It also boasts a walk-in robe and a private ensuite. The other two bedrooms are serviced by the centrally located main bathroom. This property is equipped with split system reverse cycle units, ensuring your year-round comfort. It also offers intercom access for added security and peace of mind. Additionally, you'll have the convenience of two secure car spaces with storage, accessible via lift access. Situated in the Molonglo Valley, you'll have easy access to a range of amenities and attractions. Enjoy the nearby Stromlo Forest Park, various walking tracks, and large parks and community spaces. Cooleman Court Shopping Centre is just a short distance away, providing convenient shopping options. Public transport is also easily accessible, enhancing your connectivity. Koko Development is almost complete and will be your new shopping precinct.\* Ground floor apartment with large courtyard\* Spacious open plan living area\* Modern kitchen with stone benchtops and stainless steel appliances\* Three bedrooms with built-in robes\* Master bedroom with direct balcony access, walk-in robe, and ensuite\* Split system reverse cycle units for climate control\* Intercom access for enhanced security\* Two secure car spaces with additional storage\* Lift access for convenience\* Close proximity to local parks, walking tracks, and Cooleman Court Shopping Centre\* Well-connected to public transport options Internal Living: 102sqm Balcony: 34sqm Total Residence: 136sqm Rates: \$1,600pa (approx.) Land Tax: \$1,871pa (approx. if rented out) Body Corporate: \$1,346 pq Whilst all care has been taken to ensure accuracy in the preparation of the particulars herein, no warranty can be given, and interested parties must rely on their own enquiries. This business is independently owned and operated by Belle Property Canberra. ABN 95 611 730 806 trading as Belle Property Canberra.