

136/41 Philip Hodgins Street, Wright, ACT 2611

LUTON

Apartment For Sale

Wednesday, 24 April 2024

136/41 Philip Hodgins Street, Wright, ACT 2611

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Area: 62 m2

Type: Apartment



Josh Wilson
0439479170



Kym Layton
0418618158

\$419,000+

Perched on the second floor, this neat one-bedroom, light-filled corner apartment is complete with a study and presents an irresistible opportunity for both first home buyers and investors alike. Enter into the welcoming open-plan dining and living space and you will be presented with a sleek kitchen featuring stone benchtops and modern appliances including an electric cooktop, oven, and dishwasher, ensuring both style and functionality. Step through the sliding door onto the expansive 17m² private balcony, with views across Canberra which offer idyllic spot for your morning brew or evening unwind. The apartment has a generously sized bedroom featuring a wall-to-wall mirrored wardrobe and neutral-toned carpet. Adjacent to the master bedroom is a contemporary bathroom, complete with a spacious shower and European laundry. The apartment comes with a separate study, secure car park and storage cage. Situated within the Panorama complex, residents enjoy convenient access to public transport and main roads. This fantastic home is also located within walking distance Woolworths, Koko Molonglo Shops, Mount Stromlo, Stromlo Forest Park, the Stromlo Leisure Centre, mountain bike tracks and running trails, and Charles Western School. Features:- Spacious bedroom with built-in mirrored wardrobe- Separate study- Modern bathroom with European laundry- Spacious balcony accessible from living area and master bedroom- Secure car park and storage cage- NBN connectivity- Sleek stone benchtops- Electric cooktop, oven, and dishwasher- Reverse cycle split system air-conditioning- Walking distance to Koko Molonglo and Woolworth Metro- Public transport on your door step- Tenanted until May 2024 EER: 6 Living Size: 62m² Approx. Balcony: 17m² Approx. Land Rates: \$1,600 pa Approx. Body Corp: \$2,546 pa Approx.