

**145/41 Philip Hodgins Street, Wright, ACT 2611**

**MY MORRIS**

**Unit For Sale**

Thursday, 1 February 2024

145/41 Philip Hodgins Street, Wright, ACT 2611

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Type: Unit**



Sandy Morris

0420380895

**\$495,000+**

This spacious two bedroom apartment offers a relaxing light filled space with some of the the best views over the Molonglo Valley. You can take in the magical views from either the large balcony adjacent to the living space or pop up to the rooftop barbeque area and enjoy that area with family and friends. There is a split system unit for heating and cooling, ensuring comfort year round. Both bedrooms have built in robes and both the main bathroom and ensuite have modern fittings and fixtures. At this well-appointed complex you will find an array of recreational facilities at your doorstep with Stromlo Forest Park boasting a cycling circuit, mountain bike track & various trails. The National Arboretum & Molonglo River are both within minutes of Wright and just a short drive will take you to Cooleman Court Shopping Centre & Westfield Woden Shopping with a variety of retail, dining & entertainment options. Car accommodation is provided by a secure single car parking space with lockable storage cage and there are off street and visitor parking spaces. My features include: Open plan living space with sliding door access to the balcony Amazing views over the Molonglo Valley Stainless steel appliances including dishwasher European laundry with dryer Two spacious bedrooms with built in robes Secure parking and storage facility Split system heating and cooling ensuring comfort all year Foxtel access NBN enabled My sales specifics: Rental estimate: \$520 - \$540 p/w (approx.) Living size: 71m<sup>2</sup> (approx.) Balcony: 14m<sup>2</sup> (approx.) EER: 6.0 Body Corp: \$1 072.95 p/q (approx.) Disclaimer My Morris make all efforts to provide correct information on this listing. We cannot accept responsibility and disclaim all liabilities in regards to any errors contained in this advertisement. All parties must inspect and rely on their own investigations to validate the information provided.