

15/566 Cotter Road, Wright, ACT 2611

LUTON

Apartment For Sale

Thursday, 6 June 2024

15/566 Cotter Road, Wright, ACT 2611

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Type: Apartment



Josh Wilson
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Kym Layton
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\$410,000+

This sunny one-bedroom apartment offers a convenient lifestyle in the Molonglo Valley. Situated on the first floor of the Curzon development, it boasts premium inclusions and a leafy outlook, making it an ideal choice for a comfortable first home or a fantastic investment opportunity. The apartment spans 51m² and features an open-plan living, dining, and kitchen area that opens onto the generous balcony with a scenic outlook over the Holder Wetlands. The kitchen is well-equipped with a Baumatic dishwasher, oven and gas cooktop. Additional pantry space is available in an adjacent storage cupboard. The light-filled bedroom includes a mirrored built-in wardrobe and is serviced by a modern ensuite with floor to ceiling tiling. Conveniently located within walking distance to the new Koko Molonglo Precinct and Woolworths and a short drive to Coleman Court, Stromlo Forest Park, and major thoroughfares. With a bus stop at your doorstep, this property perfectly blends modern, easy-care living with accessibility.

Features - Open plan one bedroom apartment - Baumatic dishwasher, oven and gas stove - Mirrored built-in wardrobe - Modern ensuite with floor to ceiling tiling - European laundry - 15m² balcony with gas point for BBQ - Double-glazed windows - Sheer curtains to living space - Reverse cycle split system air-conditioner - Single allocated space with storage cage - Overlooking Holder Wetlands - Close proximity to local shops, public transport, arterial roads, parkland, and Stromlo Forest Park. - Ideal first home buyer or investment opportunity - Rental estimate of \$420 - \$460 per week EER: 6 Living Size: 51m² (approx.) Balcony Size: 15m² (approx.) Rates: \$373 p.q (approx.) Body Corporate: \$830 p.q (approx.) Built: 2020