

**152/45 Catalano Street, Wright, ACT 2611**

ARCHER

**Sold Apartment**

Monday, 14 August 2023

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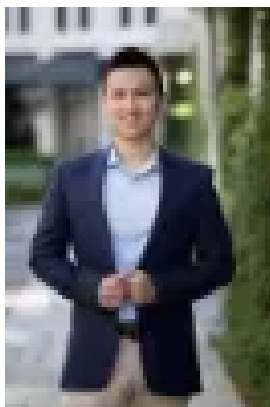
Bedrooms: 2

Bathrooms: 2

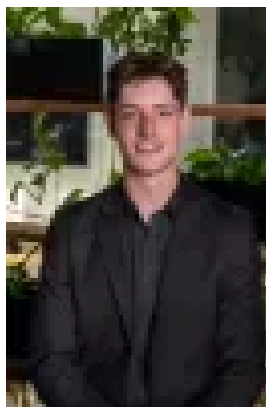
Parkings: 2

Area: 90 m2

Type: Apartment



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**\$499,000**

Discover the epitome of contemporary living in Molonglo Valley's exclusive Observatory complex, where convenience and style merge harmoniously. Immerse yourself in this unparalleled location with local shops, Evelyn Scott School and the Mt Stromlo Reserve and Leisure Centre just a leisurely stroll away. Additionally, the vibrant Cooleman Court, Woden Westfield, and the CBD are a short drive, complemented by easy access to transportation and major roads, making it an ideal address. Elevated on level 2, facing to the quiet internal garden area, this exquisite apartment epitomizes the perfect fusion of modern comforts and convenient living. Upon entry, you'll be captivated by the spacious open-plan layout, seamlessly blending the living, dining, and kitchen areas to create a warm and inviting ambiance. Step onto the expansive balcony, providing an ideal space to savor your morning coffee or unwind with a relaxing evening drink while embracing the serene surroundings. The sleek and stylish kitchen exudes elegance with stone benchtops and stainless steel appliances, elevating your culinary experiences to new heights. The master bedroom serves as a tranquil retreat, boasting ample space, an en-suite bathroom for added privacy and convenience, and the potential to include a study area near the window. Natural light floods the second bedroom, which also features a study nook, providing a delightful space for both relaxation and productivity. Both bedrooms thoughtfully equipped with built-in wardrobes to cater to your storage needs. As a resident of this esteemed community, you'll enjoy access to fantastic amenities, including a refreshing pool and a charming barbecue area, perfect for indulging in lazy summer days or hosting gatherings with friends and family. This apartment presents a rare opportunity for downsizers, first home buyers, and investors alike. Don't miss out on the chance to secure a prime location and enviable lifestyle. Contact us today for more information and to schedule a viewing.

Features: • Living 70 m<sup>2</sup> + Balcony 20 m<sup>2</sup> • Stone Banchtop • Stainless-steel Appliance • R/C aircondition • Full height tiles in Bathrooms • Study nook • Underground secure carpark with storage • Close to local shops, Evelyn Scott School and the Mt Stromlo Reserve and Leisure Centre and walking tracks • Pool and BBQ areas available within the complex

Particulars (all approx.) Strata: \$1,169/quarter Rental Estimate: \$580/week Rates: \$377/quarter EER: 6.0

**DISCLAIMER** We have obtained all information provided here from sources we believe to be reliable; however, we cannot guarantee its accuracy. Prospective purchasers are advised to carry out their own investigations and satisfy themselves of all aspects of such information including without limitation, any income, rentals, dimensions, areas, zoning and permits. Any figures and information contained in this advertisement are approximate and a guide only and should not be relied upon for financial purposes or taken as advice of any nature. Individuals, Self-Managed Super Funds, companies, anyone or entity, should make their own inquiries and seek their own advice and rely only upon those inquiries and advice. Archer does not guarantee the accuracy of the information above and are not financial advisers or accountants and do not provide any of the above information as advice of any nature.