

**153/41 Philip Hodgins Street, Wright, ACT 2611**

**MY MORRIS**

**Sold Unit**

Friday, 11 August 2023

153/41 Philip Hodgins Street, Wright, ACT 2611

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Type: Unit**

**\$400,000**

My new owners will love:

- My sought-after corner positioning within a quiet complex
- My spacious floor plan of 62m<sup>2</sup> with large study
- My lovely outlook over Mt Stromlo

Spacious and well-maintained, this one-bedroom plus study apartment offers its new owners a flexible floor plan with the opportunity to move straight in. Positioned in a quiet complex with lovely mountain views, this home will be sought after by first home buyers, young couples and downsizers seeking an easy care lifestyle. Offering over 60m<sup>2</sup> of internal living space, the floor plan is versatile and includes space for a work from home station, play area, hobby room or guest accommodation space. The combined lounge/dining area is complete with a split system unit, direct balcony access and a lovely outlook over the mountains. The corner positioning of the apartment allows for cross-airflow and great ventilation. The additional window ensures endless natural light throughout the home and frames a pretty picture of Mt Stromlo. If you have been looking for an easy-care home that is move in ready, be sure to inspect 153/41 Philip Hodgins Street, Wright. My features include:

- Spacious one-bedroom plus study apartment with a flexible floor plan
- Oversized study perfect as a home office, additional accommodation, second living space or children's play area
- Quality kitchen with stone benches, electric cooktop and dishwasher
- Secure underground parking
- Lockup storage cage
- Lift access and intercom

Living Size: 62m<sup>2</sup> Balcony: 16m<sup>2</sup> Construction: 2015 EER: 6.0 Rental return: \$480pw Strata: \$848pq (approx.) Rates: \$396pq (approx.)