

16/44 Catalano Street, Wright, ACT 2611

Townhouse For Sale

Saturday, 17 February 2024



16/44 Catalano Street, Wright, ACT 2611

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: Townhouse



Gurjant Singh



Aman Kaur

0493396666

\$790,000+

Welcome to your dream home at 16/44 Catalano Street Wright, where luxury and convenience meet in perfect harmony. New Door Properties is proud to present this 3-bedroom townhouse that offers a spacious and modern living environment, designed to cater to your every need. This large corner townhouse located in the beautiful Garden Terraces complex is just a stone's throw from the newly opened Koko Molonglo complex that has a Woolworths Metro supermarket, a chemist, BWS and F45 fitness centre, among others. The Coombs Shops, with a lively local pub, coffee shop and grocery stores, is also around the corner. Charles Weston School Coombs (Preschool to Year 6) is a short walk away, as are Club Lime, Molonglo Veterinary Clinic and Molonglo Dental Surgery. As you step inside, you'll be greeted by an inviting open-plan living area, creating a seamless flow between the kitchen, dining, and lounge spaces. The contemporary kitchen is a chef's delight, equipped with gas cooking, a dishwasher, and an abundance of cabinet and benchtop space. Whether you enjoy hosting dinner parties or relaxing with your family, the reverse-cycle heating and cooling system ensures your comfort in every season. No need to worry about the weather - simply adjust the temperature to suit your preferences. The spacious rear courtyard is an inviting place to house your collection of potted plants. Also located in close proximity to the Cooleman Court retail centre, you'll have easy access to a variety of stores and cafes. The Molonglo community offers a range of activities to suit every lifestyle. From the nearby Stromlo Forest Park, perfect for outdoor enthusiasts, to the tranquil Molonglo River, there's always an opportunity to embrace nature and stay active. Nature lovers will appreciate the close proximity to the National Arboretum. This is more than just an apartment; it's a lifestyle. Your new home at 16/44 Catalano Street Wright offers the perfect blend of modern living, convenience, and easy access to a variety of recreational opportunities. Take the next step toward the life you deserve - schedule a tour today and experience the epitome of comfort and style. Welcome home!

Property Features:

- Stunning townhouse with double-storey living
- Light and airy open-plan kitchen and 2 living areas
- Modern kitchen boasts stone benchtop with generous shelf space
- Gas cooktop, oven, dishwasher and an ample amount of storage
- Spacious double garage with internal access
- Master bedroom with built-in robe and ensuite
- Carpet in bedrooms and living areas
- Tiles in all the wet areas
- Built-in robes in all other bedrooms
- Bathrooms features floor to ceiling tiles
- Powder room for added convenience
- Reverse cycle split heating and cooling units in all the bedrooms and living areas
- Gas hot water
- European style laundry
- Easy maintenance private balcony

Property Features:

- EER: 6 stars
- Year Built: 2014
- Strata: \$929.50 per quarter (approx.)
- Council rates: \$564 per quarter (approx.)
- Land tax (investors): \$614 per quarter (approx.)
- Living size: 143.50 sqm (approx.)
- Double garage: 40.00 sqm (approx.)

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