

168/41 Philip Hodgins Street, Wright, ACT 2611



Apartment For Sale

Tuesday, 14 May 2024

168/41 Philip Hodgins Street, Wright, ACT 2611

Bedrooms: 1

Bathrooms: 2

Parkings: 2

Type: Apartment



Paul Sutton



Robyn Sutton
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\$480,000 +

This sensational two bedroom ensuite apartment was cleverly modified from new by the original owners and is configured as a one bedroom with additional spacious living areas and car parking for 2 cars. It offers that luxurious lifestyle you have always wanted. The sun-drenched living areas open to a large balcony which is the ideal sunny spot to have that morning coffee, while also providing the perfect entertaining area. It enjoys sweeping views of Black Mountain, Mount Stromlo and Holdens Creek Pond. Quality features include a gourmet kitchen with stone benchtops, stainless steel appliances, double glazed windows, 2 ensuites and reverse cycle heating and cooling. A remote security door gives access to two underground car parks which are side by side (not tandem) while a large storage unit will accommodate the bikes or golf clubs. Located only a 5-10 minute drive to Woden or the City this property is in a prime location. Schools and Public transport are also in close proximity. For those that love the outdoors, there is easy access to walking, running, cycle paths of Mount Stromlo Forrest Park. This stunning apartment in the sought after "Northpoint" complex. It is available from early November. Inspection is highly recommended.

Feature Summary:

- Spacious 2 bedroom 4th Floor apartment converted to 1 bedroom with huge living areas
- Sunny northerly aspect with views to Black Mountain and Mt Stromlo
- 2 side by side car parks
- Panoramic views of Mount Stromlo and Black Mountains
- Spacious combined area of 84 m² (approx)
- 70 m² Living plus 14 m² of balcony (approx)
- Double glazed windows
- Additional acoustic insulation
- Large master bedroom
- Sun-drenched balcony with panoramic mountain and water views
- Easy stroll to Mount Stromlo Forrest Park
- Body Corp Levies: \$892.40 p/q (approx)
- Rates: \$423 p/q (approx)
- Land Tax: \$501 p/q (approx)

Note: Applicable to Investors only • Currently leased at \$485 p/w until 30th November 2024 • EER: 6