

**18/32 Alex Colley Crescent, Wright, ACT 2611**

**Apartment For Sale**

Thursday, 11 April 2024

**Canberry.**

*Live Where You Love*

18/32 Alex Colley Crescent, Wright, ACT 2611

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Area: 92 m2**

**Type: Apartment**



Mathew Kocic

0261097280

## Offers Overs \$460,000

Live where you love...This modern and spacious apartment is the perfect start to your property investment portfolio or home ownership. The FAIRVIEW terraces offer a contemporary living space filled with natural light.As you enter the apartment, you are greeted by a spacious open plan living and dining area that seamlessly connects to the home's courtyard. The kitchen overlooks this space, making it easy to entertain guests while preparing meals.Continuing through, you will find the bathroom and bedroom. What is a grand sized bedroom featuring a built-in robe for storage convenience, and even has its own private courtyard where you can enjoy some fresh air.While the home offers both space and comfort, one of the highlights of this property is its location. With walking tracks, nature reserves, and Mount Stromlo right at your doorstep, you'll have plenty of opportunities to explore and enjoy outdoor activities. Whether it's going for a hike or cycling through scenic trails, this neighborhood offers endless possibilities for outdoor enthusiasts.Don't miss out on this fantastic opportunity to live where you love.At a glance...- Modern, spacious and filled with natural light- Spacious open plan living and dining area that seamlessly connects to the courtyard- Modern kitchen overlooking living, making it easy to entertain guests while preparing meals- A grand sized bedroom featuring a built-in robe, and its own private courtyard- A modern bathroom with floor to ceiling tiles and shower- A perfect location with walking tracks, nature reserve, and Mount Stromlo all right at your doorstepLove the location...- Within 7 minutes' walk to bus transport- Within 5 minutes' drive to Denman Village Shops- Within 5 minutes' drive to the Stomlo Forest Park- Within 10 minutes' drive to the Cooleman Court Shopping Centre- Within 16 minutes' drive to the Canberra CBDProperty details...Living: 71sqmFront Courtyard: 18sqmRear Courtyard: 3sqmTotal Build: 92sqmBuilt: 2020EER: 6.0Rates: \$421pq (approx.)Land Tax: \$521pq (approx. only when rented)Body Corporate: \$423pq (approx. both administration and sinking fund included)Disclaimer: The material and information contained within this marketing is for general information purposes only. Canberry Properties does not accept responsibility and disclaim all liabilities regarding any errors or inaccuracies contained herein. You should not rely upon this material as a basis for making any formal decisions. We recommend all interested parties to make further enquiries.Disclaimer: The material and information contained within this marketing is for general information purposes only. Canberry Properties does not accept responsibility and disclaim all liabilities regarding any errors or inaccuracies contained herein. You should not rely upon this material as a basis for making any formal decisions. We recommend all interested parties to make further enquiries.