

# 18/41 Philip Hodgins Street, Wright, ACT 2611

## Sold Apartment

Tuesday, 19 September 2023

18/41 Philip Hodgins Street, Wright, ACT 2611

Bedrooms: 1

Bathrooms: 1

Parkings: 2

Area: 63 m2

Type: Apartment



Mark McCann

0423900640

**\$430,000**

With an enviable position within walking distance to local shops and nature reserves, this spacious apartment has been meticulously maintained by the original owners since its construction in 2015. Boasting spacious, open plan living, one bedroom plus oversized study and a fabulous, private balcony that takes in magnificent Mount Stromlo views, this home will delight first home buyers, downsizers, and investors alike. It is extremely rare to find an apartment of this size in today's market, with large indoor and outdoor living spaces plus car accommodation for two cars in the secure, underground garage, with the addition of two, adjacent, lock-up storage cages. Whilst you can enjoy the community feel surrounded by lovely neighbours, you will simply adore the peaceful and quiet area where you can be at one with nature, enjoying magnificent sunsets and crystal-clear skies to enjoy the stars at nighttime. With approximately 63sqm of living space, you have room to move with a generous open plan kitchen, dining and living space that flows effortlessly onto the private balcony which provides an additional 14sqm of outdoor entertaining space to be enjoyed. Timber floating flooring connects the living space, which is sure to be comfortable year-round, thanks to the inclusion of a reverse cycle unit. The flooring pairs perfectly with the architectural Birch plywood feature wall to create a modern, yet warm and welcoming space. The kitchen is pure quality with a dishwasher, induction cooktop and stone benchtop to be enjoyed while you cook. The master bedroom is spacious with a built-in robe and effortless access to the bathroom that provides an oversized shower, toilet, and vanity with storage. The clever design provides a hidden, European style laundry in this space, that has been renovated to include storage and a benchtop. The oversized study is the cherry on top, adaptable to suit a variety of needs, for those working from home, seeking a hobby space, or even a cosy nursery perfect for your smallest family member. Ideally situated, the Panorama complex is conveniently located within walking distance to Coombs Shops, soon to be Woolies metro, and the facilities and walking trails on Mount Stromlo. It is a quick and easy commute into the city with public transport links available nearby.

- Spacious apartment, tightly held by the original owners
- One bedroom, large study, open plan kitchen, dining and living
- Kitchen with stone benchtops, dishwasher, induction cooktop
- Large bathroom, renovated laundry with storage & benchtop
- Private 14sqm balcony with stunning Mount Stromlo views
- Secure underground parking for two cars, two storage cages
- Lovely neighbours, peaceful location to be at one with nature
- Walking distance to shops and Mount Stromlo facilities

\* Rates \$1,610p.a (approx) \* Land Tax \$1,919p.a (investors) \* Body Corporate \$3,786.50p.a (approx) \* Living 63sqm \* Balcony 14sqm \* Storage cages 8sqm

The information contained above is believed to be correct at time of advertising however, we take no responsibility for the accuracy of this information and prospective purchasers are advised to rely on their own research.