

**182/39 Catalano Street, Wright, ACT 2611**



**Sold Apartment**

Monday, 14 August 2023

182/39 Catalano Street, Wright, ACT 2611

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**



Sam Buchanan

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**\$402,000**

It is not every day a property is priced to represent great value, but when you combine a top floor corner position, an easterly aspect, views to Telstra Tower, segregated bedrooms, built in study nook, and cross flow ventilation, it's starting to tick a few boxes you hadn't thought of but now make so much sense. The design incorporates a very handy study nook in the living area along with a large linen/storage cupboard. Both bedrooms have full length built-in robes to ensure there's a place for everything. The kitchen provides all the amenities required without taking up too much space, with quality appliances including a dishwasher as well as excellent storage. The bathroom offers full height tiling, large shower & a built-in cupboard vanity; again with an emphasis on creating excellent storage within the space. A European-style laundry includes the dryer & can be closed to keep things looking tidy. Heating & cooling is taken care of by 2 reverse-cycle units, one in the living & one in the main bedroom - although with an EER of 6, only on the coldest & hottest days does the owner need to turn them on.

Keys Figures (approx.):

- Living size: 67m<sup>2</sup>
- Balcony size: 8m<sup>2</sup>
- Occupancy: Vacant possession
- Year of construction: 2013
- Strata: \$3,326pa
- Rental return: \$475-\$495pw (Sam also does property management and can source a tenant prior to settlement)

Features:

- East aspect
- Swimming pool
- Manicured gardens designed by Jamie Durie
- Top floor level 3
- Corner position
- Segregated bedrooms
- Sliding door access to the balcony
- No wasted space in the apartment
- 2.7m high ceilings
- Square set cornices
- Spacious bedrooms with mirrored built-in robes
- Stone benchtops and modern kitchen
- Stainless steel appliances including dishwasher
- Full height tiling, semi-frameless shower screen & designer fittings to the bathroom
- 2x Reverse-cycle split system heating and cooling unit

Location (according to Google Maps):

- 100m to kids' playground and open green space
- 400m to bus stops on John Gorton Drive
- 800m to Charles Weston Primary School
- 2min drive to Denman Prospect Ridgeline playground
- 4min drive - 2km to Stromlo Forrest Park swimming pools, gym, café, creche and health club
- 6min drive - 3.4km to Denman Prospect shops
- 6min drive - 4.1km to Coleman Court
- 6min ride to Mt Stromlo MTB tracks