

**19/32 Alex Colley Crescent, Wright, ACT 2611**

**Apartment For Sale**

Thursday, 15 February 2024

**Canberry.**

*Live Where You Love*

19/32 Alex Colley Crescent, Wright, ACT 2611

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 82 m2**

**Type: Apartment**



Mathew Kocic

0261097280

**\$470,000+**

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 through the apartment, you are greeted by an open plan living and dining area that seamlessly flows out onto a balcony. The kitchen overlooks this space, making it easy to entertain guests while preparing meals. Additionally, there is a multi-purpose room in the center of the apartment that can be used as a second bedroom or as a versatile space for your needs.On the other side of the apartment, you will find the bathroom and bedroom. The bedroom features its own split system for climate control, a built-in robe for storage convenience, and even has its own private balcony where you can enjoy some fresh air.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 own or invest in this modern apartment in WrightAt a glance...- Modern, spacious and filled with natural light- Open plan living and dining area that seamlessly flows out onto a balcony- Modern kitchen overlooking living, making it easy to entertain guests while preparing meals- A multi-purpose room in the center of the apartment that can be used as a second bedroom or as a versatile space for your needs- The bedroom features its own split system, a built-in robe, and its own private balcony- 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: 71sqmLiving Balcony: 8sqmBedroom Balcony: 3sqmTotal Build: 82sqmBuilt: 2020EER: 6.0Rates: \$421pq (approx.)Land Tax: \$521pq (approx. only when rented)Body Corporate: \$436pq (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.