

2/40 Philip Hodgins Street, Wright, ACT 2611

LUTON

Sold Unit

Thursday, 26 October 2023

2/40 Philip Hodgins Street, Wright, ACT 2611

Bedrooms: 2

Bathrooms: 2

Parkings: 2

Area: 102 m2

Type: Unit



Luke Metcalfe
0408848622

Contact agent

Great things come in twos - two bedrooms, two bathrooms, two outdoor areas, and two basement garage spaces - almost too good to be true. This two-bedroom ensuite apartment located on the ground level of this landmark development incorporates an open-plan design with a strong emphasis on free-flowing indoor and alfresco spaces providing the ideal atmosphere for relaxed day to day living and stylish entertaining. The expansive open-plan lounge/dining areas feature a functional study niche and are overlooked by the smartly appointed kitchen with stone benchtops, breakfast bar, all electric appliances and an enormous step-in pantry. Both bedrooms feature built-in mirrored wardrobes with the main offering additional walk-through wardrobes along with its own ensuite bathroom. The generously proportioned main bedroom features an over-sized shower recess and is complemented by a seldom available separate full-sized laundry room. Reverse cycle air-conditioning, intercom building entry access and secure basement car parking for two vehicles all make for an easy lifestyle or investment choice. FEATURES INCLUDE: * Ground level 2 bedroom ensuite apartment * Living area of approximately 102 sqm plus 37 sqm courtyard * Full length courtyard with privacy hedging * Expansive open-plan lounge/dining area opening onto wide courtyard space * Additional study niche * Well-appointed kitchen with breakfast bar, stone bench tops and all electric appliances including dishwasher * Huge step-in pantry cupboard adjoins kitchen * Main bedroom with walk-through wardrobes, ensuite bathroom, extra mirrored wardrobe and sliding door access to 2nd private courtyard area * Built-in mirrored wardrobe to bedroom two * Over-sized shower recesses in both main bathroom and ensuite * Split-system R/C air-conditioners in living area and main bedroom * Separate full-sized laundry room * Large additional linen storage cupboard in wide hallway * Freshly repainted interiors * NBN connectivity * High 5.5 star Energy Efficiency Rating - EER * Security intercom building access * Lift access to twin (side-by-side) basement parking spaces with two storage cupboards * Ample off-street visitor parking space * Elaborate communal gardens with an array of intimate BBQ settings * Ultra convenient location with easy access to Canberra's north/south & east/west plus the CBD & Acton * Short walking distance to nearby Stromlo Forest Park, famous for mountain biking, Stromlo Leisure Centre, Holden's Creek Pond playground, local shopping centres and newly opened "Woolworths Metro" * Unit 2 on Unit Plan No 4123 - "Observatory Living" * Body corporate levies \$1,702.70 p/q (including sinking fund) * Rates - \$413.71 p/q View less