

# 212/76 Steve Irwin Avenue, Wright, ACT 2611

## Unit For Sale

Saturday, 11 November 2023



212/76 Steve Irwin Avenue, Wright, ACT 2611

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 2**

**Area: 100 m2**

**Type: Unit**



Trenton Morrissey

**\$569,000+**

Becoming a thriving hub in the Molonglo Valley, the Koko development is magnificent in design and outstanding in quality. This brand new premium apartment showcases the most popular floor plan with a seamless flow of space effortlessly connecting the spacious interiors with a generous balcony offering sweeping views. The apartment features segregated bedrooms, two large bathrooms and a stunning central kitchen and living area with engineered timber flooring. The large kitchen includes stone waterfall benchtop, brand new SMEG appliances, ducted rangehood and soft close kitchen joinery. Both bedrooms have built in robes and access to separate bathrooms featuring wall hung vanities, concealed toilet cisterns and full height wall tiling. You will appreciate the rooftop pool and sky garden with alfresco dining area and the two side by side garage spaces with storage cage. Security is ensured with secure lift access to each level and security cameras to basement. Many developments boast conveniences at their doorstep, but with Koko it's true. Commercial tenancies consist of Woolworths, BWS, Capital Chemist, Upmarket Indian Supermarket, Dry Cleaners, Butchers by Day, Restaurants, Cycle City Bike shop and Aldi (to come). Finished with two split system air-conditioning units, double glazed windows, floor to ceiling windows and quality inclusions why not come and see why we believe this property to be such a special offering? Property features include:

- Brand new apartment
- 75.9m<sup>2</sup> living area
- 24.7m<sup>2</sup> tiled covered balcony
- Stunning Kitchen with stone waterfall benchtop, Smeg appliances, goose neck mixer tap, ducted rangehood and soft close kitchen joinery
- Large bedrooms with built-in mirrored robes
- Split system air conditioning and heating to bedroom 1 and living area
- Ensuite with wall hung vanity, concealed toilet cistern and full height wall tiling
- Main bathroom with wall hung vanity, concealed toilet cistern and full height wall tiling
- Double glazing
- Floor to ceiling windows
- Engineered timber floors
- Brand new carpet and freshly painted
- European laundry
- Rooftop pool
- Sky garden with alfresco dining area
- Two side by side carparks
- Secure basement carpark with security cameras
- Basement storage cage
- Secure lift access and intercom
- Offered with vacant possession

In response to Covid-19, social distancing of 1.5m – 2m must be observed. Please practice good hygiene and refrain from entry if exhibiting any symptoms. We will collect the names + details of all attendees to allow for contact tracing if required. As a result of this, the wait time to look through may increase and we ask attendees to be prepared for a slight delay and to factor this into your open home schedule. We would ask that only essential people come with you to open homes to limit large groups. Disclaimer: The information and material contained within this marketing is for general information purposes only. Morrissey Property does not accept responsibility and disclaim all liabilities regarding any inaccuracies or errors 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.