

**217/30 Philip Hodgins Street, Wright, ACT 2611**

STONE

**Sold Apartment**

Monday, 14 August 2023

217/30 Philip Hodgins Street, Wright, ACT 2611

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 2**

**Area: 80 m2**

**Type: Apartment**



Jess Doolan  
0262538220



Alex Ford  
0262538220

**\$512,000**

Perfect for someone looking to downsize or an investor looking for their next move, this ground-floor apartment offers practicality and space while also allowing for an easy-care lifestyle. Grand sliding doors open onto a large courtyard allowing for the inside space to flow and create the essence of tranquillity. Located in the well-established "Observatory Living" complex, 217/30 Philip Hodgins Street, has all there is to offer for convenient, luxury living. Features Overview:- Single, ground-level floor plan- NBN connected with FTTP- Age: 2015 (7 years old)- Units plan number: 4123- EER (Energy Efficiency Rating): 6 Stars Development Information:- Name of development: Observatory Living- Number of buildings in development: 270- Strata management: Grady Strata & Facilities Sizes (Approx.):- Internal Living: 80 sqm- Balcony: 40 sqm- Total residence: 120 sqm Prices- Strata Levies: \$781.95 per quarter- Rates: \$416.47 per quarter- Land Tax (Investors only): \$404.69 per quarter- Currently on a fixed lease at \$545 per week Inside:- 2 bedrooms with large built-in wardrobes- Main bedroom features an ensuite with a double shower + access to courtyard- European laundry- Study nook- Open-plan living style with glass sliding doors leading outside- New hybrid flooring- New downlights added throughout- Ceiling fans added throughout Outside:- Large and private courtyard with access from living and master bedroom- 2 allocated car spaces in a secure garage- Solar heated pool in complex- Custom designed and landscaped gardens to complex- Multiple BBQ + picnic areas- Visitor parking Centrally located in a sought-after pocket with excellent proximity to all the amenities of the city and Woden, you'll also be blessed with magnificent views across the Molonglo Valley and Mount Stromlo, and easy accessibility to the Murrumbidgee River Corridor and the soul-soothing comfort that nature brings. The best of both worlds! Inspections: We are opening the home most Saturdays with mid-week inspections. However, If you would like a review outside of these times please email us at: [jessdoolan@stonerealestate.com.au](mailto:jessdoolan@stonerealestate.com.au) Disclaimer: The material and information contained in this marketing is for general information. Stone Gungahlin does not accept responsibility and disclaims all liabilities regarding any errors or inaccuracies. You should not rely upon this material as a basis for making any formal decisions. We recommend all interested parties to make further enquiries.