

22/40 Philip Hodgins Street, Wright, ACT 2611

Apartment For Sale

Thursday, 15 February 2024

22/40 Philip Hodgins Street, Wright, ACT 2611

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Area: 68 m2

Type: Apartment



Tyran Murphy
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\$500,000+

Situated in the 'Observatory' complex in Wright, this modern two-bedroom apartment is packed with features while being conveniently located near various local shops, cafes, and recreational amenities. The apartment features a modern open-plan design, that is complimented by the northeast orientation. The modern kitchen is equipped with stainless steel appliances, ample storage, and a neutral colour scheme. The kitchen looks out over the open dining and living space. The open-plan living space seamlessly connects to the large balcony that provides a leafy tree-top outlook towards Black Mountain. The accommodation consists of two well-sized bedrooms, both with built-in robes. The front bedroom includes a practical study nook which is ideal for a work-from-home station. The rear bedroom also features a sizable ensuite with a shower. The main bathroom is well-equipped and includes a european laundry with a washing machine and dryer. Situated in the lively community of Wright, this residence offers an active lifestyle. Its proximity to the city and accessibility to outdoor attractions like Stromlo Forest Park, the Stromlo Leisure Centre, Holdens Lake, and Molonglo River Park caters to outdoor enthusiasts. Nearby educational facilities such as Charles Weston Primary School and Evelyn Scott School in Denman Prospect provide convenience for families. Shopping needs are met with the new Woolworths at Koko Development, Coombs Shopping Centre, Denman Shops, and Coleman Court, all just moments away. Additionally, a gym, medical practitioners, and playgrounds are within walking distance. The apartment is currently rented until July 2024 for \$517.30pw

Features:

- Breathtaking views of Black Mountain
- High-quality stainless-steel appliances, including a dishwasher
- Abundant storage space within the apartment
- Neutral colour palette throughout
- Reverse-cycle air conditioning for year-round comfort
- Laundry with a dryer and washing machine
- Study nook in the second bedroom
- One restricted access car space
- Spacious open balcony

Figures: Rates \$390pw Land Tax \$464pw Body Corp \$4,738pa Internal size 68m² Balcony size 21m² EER 6 stars