

220/30 Philip Hodgins Street, Wright, ACT 2611

LUTON

Apartment For Sale

Thursday, 21 December 2023

220/30 Philip Hodgins Street, Wright, ACT 2611

Bedrooms: 2

Bathrooms: 2

Parkings: 2

Area: 88 m2

Type: Apartment



Tim and Justine Burke
0411878587



Julia Atkinson
0410141016

\$565,000+

The first exhibition for this property will be held on Saturday 13 January, with the time uploaded to the websites on Monday 8 January. An apartment that offers the lifestyle you're looking for. This two bedroom apartment in Wright has all the modern features, from the generous open-plan lounge/dining areas and the practical study nook, which are overlooked by the smartly appointed kitchen with stone benchtops, breakfast bar, electric appliances and a sizable pantry. Throughout the apartment you will notice excellent storage space, a separate laundry plus an ensuite and bathroom with lots of built-in cabinetry. As you walk through the light-filled lounge and dining area, you step out onto the expansive balcony which wraps around the building, perfect for entertaining year-round, with great views to Mt Stromlo. Offering a lifestyle of convenience, the apartment is within walking distance to the Wright and Coombs shops and eateries, Stromlo Leisure Centre and Mt Stromlo. Whether you're looking for a fantastic apartment to call home, or a secure investment, this property has it all. Features - Ground floor apartment - Spacious open-plan living areas - Study nook - Main bedroom with walk-in wardrobe and ensuite - Lots of storage throughout - Separate laundry - Two reverse cycle split systems - Great sized balcony for entertaining - Views to Mt Stromlo - Security intercom building access - Two car spaces (tandem) - Elaborate communal gardens with an array of intimate BBQ settings - 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 - Rental appraisal of \$580 to \$620 per week EER: 6 Living Size: 88m² plus 55m² balcony (approx.) Rates: \$1,630 p.a (approx.) Body Corporate Fees: \$6,218 p.a (approx.)