

# 23/32 Alex Colley Crescent, Wright, ACT 2611



## Sold Unit

Saturday, 23 September 2023

23/32 Alex Colley Crescent, Wright, ACT 2611

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Area: 65 m2

Type: Unit



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**\$429,000**

Discover contemporary living at its finest in this exquisite 3-year-old one-bedroom, top-floor apartment, nestled in the heart of the highly sought-after Molonglo Valley. Perfectly designed for first-time homebuyers or savvy investors, this modern gem offers a multitude of benefits, including remarkably low body corporate fees. As you step inside, you'll be immediately captivated by the spacious, high ceiling, open-plan layout adorned with sleek, modern fixtures and fittings. The generous living area effortlessly extends to your very own private balcony, where you can host gatherings and savour breathtaking views. The bedroom, thoughtfully situated at the apartment's rear, boasts a built-in robe and a private balcony, making it a tranquil oasis adjacent to the well-appointed bathroom. Additional creature comforts include reverse cycle air conditioning, a designated single car space, an extra storage cage, and access to a communal BBQ area for all your entertainment needs. Located in the highly sought-after suburb of Wright, you'll enjoy proximity to a plethora of attractions, including Stromlo Forest Park, Stromlo Leisure Centre, the Molonglo River, and the picturesque Cotter Dam. Plus, with Cooleman Court Shopping Centre just a stone's throw away, you'll have all your shopping needs covered. Easy access to Woden, the City Centre, and Belconnen ensures you're never far from the action. And, for even more convenience, the upcoming Koko Molonglo Shopping Centre promises to elevate your retail experience. With Coombs Primary School just around the corner, public transport options at your doorstep, and nearby parks, running tracks, and an outdoor exercise circuit, an active and convenient lifestyle awaits. Don't miss your chance to experience the epitome of modern living in one of Canberra's most sought-after neighbourhoods. Embrace luxury, convenience, and panoramic views at this remarkable Wright apartment. Contact us today to arrange your private viewing and seize this incredible opportunity.

**The Perks:**

- Top level apartment
- Sweeping views to Telstra tower
- North-east facing
- Large open plan living
- High ceilings throughout the unit
- Induction cooktop, dishwasher, fridge, oven
- Tiles throughout the living and hallway
- Carpet in the bedroom
- Stone benchtops
- Split system location in the living
- Two balconies
- NBN connected
- Instant electric hot water system

**The Numbers:**

- Living: 62m<sup>2</sup>
- Total balcony size: 12m<sup>2</sup>
- Year of construction: 2020
- Rates: \$410 per quarter
- Strata fees: \$437 per quarter
- Land tax: \$502 per quarter
- Rental estimate: \$450 - \$470 per week approx.

**Explaining the private treaty process:**

- To ensure a fair & equitable process, all offers are confidential. This gives our buyers peace of mind that we will not disclose an offer to another buyer in an attempt to force that buyer's intent. For guidance on when offers close and how best to submit an offer, please contact the agent directly.