

**234/30 Philip Hodgins Street, Wright, ACT 2611**

LUTON

**Apartment For Sale**

Tuesday, 6 February 2024

234/30 Philip Hodgins Street, Wright, ACT 2611

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 2**

**Area: 70 m2**

**Type: Apartment**



Julia Atkinson  
0410141016



Tim and Justine Burke  
0411878587

**\$545,000 +**

This property is currently rented at \$535 per week until July 2024. The lifestyle that awaits you at Observatory is one of convenience and is sure to appeal to a myriad of buyers looking to either enjoy a low-maintenance home themselves or to be able to offer that to tenants as an investment property. Located on the second floor with a peaceful outlook to Mt Stromlo from the spacious balcony, this apartment offers a flexible layout and modern inclusions. Open-plan living separates the balcony from the kitchen which features electric appliances, decent storage and bench space. Observatory offers over 6000m<sup>2</sup> of lush gardens that were designed by Jamie Durie, and those gardens surround by BBQ areas, fire pits and outdoor entertaining spaces providing a truly lovely backdrop. With Mt Stromlo essentially at your doorstep, mountain bike riders will be sold on the position, and for everyone else, the convenient location only adds to the appeal. Whether you are looking to downsize, buy your first home or secure a sound investment, unit 234 ticks all the boxes! N.B. Photos were taken prior to current tenants moving in.

Features - Open plan living - Views to Mt Stromlo - Second floor apartment - Low maintenance - Two reverse cycle split systems - Electric appliances - Master bedroom with ensuite - Two car spaces with two storage cages - 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.

EER: 6 Living Size: 70m<sup>2</sup> plus 20m<sup>2</sup> balcony (approx.) Rates: \$1,575 p.a (approx.) Body Corporate Fees: \$4,880 p.a (approx.)