

238/30 Philip Hodgins Street, Wright, ACT 2611



House For Sale

Friday, 1 March 2024

238/30 Philip Hodgins Street, Wright, ACT 2611

Bedrooms: 2

Bathrooms: 2

Parkings: 2

Type: House



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Auction 20/03/2024

Located in the popular Observatory complex in highly sought-after Wright, this modern 2-bedroom apartment in the Molonglo Valley is close to both the CBD and nature. The well-appointed kitchen boasts elegant stone benchtops and generous storage space, perfect for a quick cook-up or celebratory feast. The adjacent open-plan dining and living rooms are a drawcard with their stunning dark wood floors which add warmth to the space. The dining area seamlessly extends onto the wrap-around balcony which offers expansive big sky views and provides an indoor/outdoor vibe that's so enviable in apartment living. The master bedroom immediately impresses with its spacious built-in robes, large window and modern ensuite. The second bedroom, equally inviting, features ample built-in storage and a large window that bathes the space in natural light, creating a warm and welcoming feel. Also enviable, and unusual in apartment living, is the second living space. The large family room provides extra room for relaxation or entertaining. It also houses the European-style laundry cupboard, a smart space-saving solution tucked away to integrate functionality with sleek design. The communal facilities feature beautifully landscaped gardens, designed by Jaimie Durie no less! The host of community amenities include a 25m solar-heated lap pool, pear grove, fire pits, BBQ areas and a reflection pond, creating an unparalleled living experience. With two car spaces included, this apartment provides the perfect balance of comfort, style and convenience. Located at the highest point in Wright, close to Cooleman Court Shopping Centre, Stromlo High School and the mountain bike trails of Stromlo Forest Park, you'll be close to everything you need. For nature enthusiasts, the nearby walking tracks of Tidbinbilla Nature Reserve offer endless exploration. Whether you're looking to downsize, buy your first home or get yourself a solid investment, you'll find this apartment is surprisingly perfect.

HIGHLIGHTS

- Expansive open plan kitchen, dining and living area
- Second living space
- Master bedroom features a spacious ensuite
- Built in robes to all bedrooms
- Well-equipped kitchen boasting stone countertops and premium stainless-steel appliances
- Wrap around balcony with big sky views
- European Laundry
- Linen cupboard
- Split-system air conditioning
- Dual secure basement parking spaces (side by side and next to the lifts)
- Two lockable storage units

CLOSE PROXIMITY TO Stromlo Forest Park, Stromlo Leisure Centre, Holden's Creek Pond playground, Charles Weston School and Woolworths Metro. 5 minutes to Cooleman Court Shopping Centre, Stromlo High. 10 minutes to Civic, Australian National University, Canberra College and Canberra Hospital.

STATISTICS Block: 1 Section: 46 EER: 6 Home size: 113m² Internal Living : 87m² Balcony: 26m² Carspace 1: 12m² Carpace 2: 12m² Storage 1: 2.6m² Storage 2: 2.1m² Construction: 2015 No in complex: 270 Body corp: \$1,443 per quarter Rates: \$401.11 per quarter

Disclaimer: All information regarding this property is from sources we believe to be accurate, however we cannot guarantee its accuracy. Interested persons should make and rely on their own enquiries in relation to inclusions, figures, measurements, dimensions, layout, furniture and descriptions.