

38 Catalano Street, Wright, ACT 2611

House For Sale

Wednesday, 17 January 2024

38 Catalano Street, Wright, ACT 2611

Bedrooms: 4

Bathrooms: 3

Parkings: 2

Area: 639 m2

Type: House



Charles Martin
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Jack Flynn
0262888888

By Negotiation

Indulge in the epitome of living at 38 Catalano Street, Wright—a rare offering on a coveted corner block with low maintenance, fruit bearing gardens. This single-storey residence presents an unparalleled lifestyle opportunity, perfect for young families, or downsizers looking for a lower maintenance block and property, without sacrificing amenity. Discover the allure of a centrally located haven in the heart of Wright, where convenience meets sophistication. This residence boasts an expansive 639m² corner block, containing 4 bedrooms, 2 with ensuites, a main bathroom and double garage with internal access. Public transport connections, parklands, urban greenspaces and quality schooling options are in abundance. What's more, you can revel in the convenience of proximity to the newly opened and expanding Koko shopping centre and the recreational opportunities on offer with Stromlo Forest Park nearby. Further shopping opportunities present with several town centres within a 15 minute drive from your door. The kitchen, being the heart of the home both in location and concept comes equipped with gas cooking and surrounded by tasteful tiled flooring. The carefully designed layout places all bedrooms positioned at the rear of the home for privacy. Beyond the functional, immerse yourself in the luxury of two separate living spaces and a versatile multi-purpose room at the front—a canvas for your unique vision and aspirations. Step into the enchanting wrap-around garden, a lush haven perfect for intimate gatherings or personal reflection. This property is currently part of the ACT Land rent Scheme and is being offered to the market as an opportunity to participate in the scheme yourself (if eligible), or alternatively the property can be purchased outright. Features- Light and bright open plan living- Master bedroom with ensuite and walk in robe- 3 more good sized bedrooms, all with mirrored BIR- Ensuites to 2 bedrooms- Statement kitchen with large island bench, stone bench tops, Smeg stainless appliances and walk in pantry- Flat 639m² corner block with established fruit trees and grassed area- Covered alfresco dining with ceiling fan- Study/rumpus room- Reverse cycle heating/cooling- Double garage with internal access Block Size: 639m² Living Size: 223m² UV: \$687,000 (2023) Rates: \$3,594 p.a. Land Tax (if applicable): \$6,303 p.a. Land Rent outgoings: \$13,740 p.a. EER 4.5 Make this dream lifestyle yours! Contact Charles Martin 0414 544 796 or Jack Flynn on 0424 674 416 today for further information or an exclusive viewing, unlock the doors to a world of refined living at 38 Catalano Street, Wright. Elevate your aspirations; this residence awaits to fulfill your vision of luxury and tranquility.