

**38 Lindsay Pryor Street, Wright, ACT 2611**



**Sold House**

Monday, 14 August 2023

38 Lindsay Pryor Street, Wright, ACT 2611

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Bree Prince  
0261821802

**\$1,335,000**

What you see: Practical in it's design with a hint of sophistication. A single level plan with a focus on entertaining with some of the best manicured gardens in the area. What we see: Livability. See more: Beautiful easy care gardens Open plan living and dining area Flexible in design with two living areas Seamless indoor and outdoor flow leading to covered alfresco area Modern kitchen with stone benchtop and large island for casual dining Ample storage throughout Secure fencing around the property Ample off street parking for a caravan, boat or trailer Master suite with walk in robe and ensuite, opens to private rear garden and covered alfresco Lawn area for kids play or family dog Quality curtains throughout Ducted vacuum system Garden shed and elevated veggie box at the service side of the house Opposite reserve with a leafy outlook Ducted reverse cycle heating and cooling Double and single glazed windows AEG dishwasher, gas cooktop and electric oven Fully automated garden irrigation front and back Security system installed FTP NBNShort stroll to your local Eighty/Twenty cafe, T-Bone Bar and Grill, Pharmacy, Club Lime, Vet, with Woolworths and BWS soon to open. A short drive to Honeysuckle Pub, and Morning Dew cafe in the nearby Denman Prospect, A short drive to Charles Weston Primary School and the new Evelyn Scott School at Denman Prospect Numerous local parks including the new Ruth Park Playground and walking trails all through the Molonglo Valley, including Mt Stromlo for great mountain biking trails Moments away from the Stromlo Aquatic and Leisure Centre Centrally located with an abundance of local amenities, and a short commute to the City, Woden or Belconnen business precincts Wright is known for: Proximity to Mount Stromlo and Molonglo River Walking tracks and bike trails Easterly aspect showcasing breathtaking sunsets Named in honour of Judith Wright, a poet, environmentalist and Aboriginal land rights advocate 4 minute drive to Stromlo Leisure Centre 8 minute drive to Woden Town Centre 10 minute drive to Mount Stromlo 10 minute drive to Australian National University 12 minute drive to Canberra Centre 15 minute drive to Belconnen Town Centre 16 minute drive to University of Canberra Total Living size: 176m<sup>2</sup> Alfresco: 15m<sup>2</sup> Garage size: 37m<sup>2</sup> Block size: 507m<sup>2</sup> Home built: 2015 EER: 5.5 Rates: \$879 pq Land Tax: \$1,440 pq Rental estimate: \$900 - \$990 p.w Disclaimer: The above figures are approximate only. The material and information contained within this marketing is for general information purposes only. HIVE Property does not accept responsibility and disclaim all liabilities regarding any errors or inaccuracies contained herein. You should not rely upon this material as a basis for making any formal decisions. We recommend all interested parties to make further enquiries.