

42/40 Philip Hodgins Street, Wright, ACT 2611

LUTON

Apartment For Sale

Tuesday, 16 January 2024

42/40 Philip Hodgins Street, Wright, ACT 2611

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 68 m2

Type: Apartment



Josh Wilson
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\$449,000

This gorgeous two bedroom (or one bedroom plus study) apartment on the second floor of the "Observatory Living" complex in Wright has North-Easterly views across Canberra towards the Arboretum and Black Mountain. This is an excellent opportunity for first home buyers or investors to buy into the highly sought after Molonglo Valley region. The apartment features an open-plan living and dining area which opens onto a private 21m² balcony, the perfect place to relax and unwind. The functional kitchen is well-equipped with additional storage and cabinetry, lighting and AEG appliances. The main bedroom is generous in size with a built-in mirrored wardrobe and views to the balcony and beyond. The second bedroom or study offers the versatility to work from home or a second bedroom for guests or children. The massive modern bathroom features floor-to-ceiling tiles, linen cupboard, and a large shower. An energy efficient reverse cycle split system provides year-round comfort, LED lighting throughout the home and a 6-star energy rating. The apartment also includes a secure underground single car space and storage cage, conveniently located near the lifts. With easy access to public transport, main roads and this fantastic home is located within walking distance Woolworths, Shops, Mount Stromlo, Stromlo Forest Park, the Stromlo Leisure Centre, mountain bike tracks and running trails, and Charles Western School. Don't miss this opportunity to buy an apartment which has been upgraded and loved by the current owners. This is an amazing home that combines comfort and convenience in the heart of the Molonglo Valley. Features:- Upgraded kitchen and storage- Generous sized bedroom, with built-in mirrored wardrobe- Second bedroom/study with extra storage and added cupboards- Good sized modern bathroom with ample storage- Secure car park and storage cage- Spacious private balcony- NBN to the complex- European laundry with dryer inclusive- Stone benchtops- Electric cooktop, oven and dishwasher- Reverse cycle split system- LED lighting through out the home- 6 star energy rating EER: 6 Living size: 68m² (approx.) Balcony: 21m² (approx.) ACT Rates: \$1,516 p.a (approx.) Body Corp: \$3,545 p.a (approx.)