

**43/40 Philip Hodgins Street, Wright, ACT 2611**



**Sold Apartment**

Monday, 14 August 2023

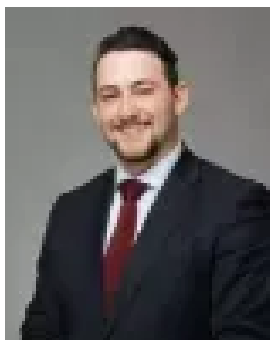
43/40 Philip Hodgins Street, Wright, ACT 2611

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**



Zac Cunningham  
0262952433

**\$405,000**

This open floor plan is a standout feature, providing uninterrupted views of Black Mountain Tower. This design also allows for an abundance of natural light to flow throughout the apartment, creating a bright and welcoming atmosphere. The apartment boasts one bedroom and a well-sized study, providing ample space for the astute buyer. The large bathroom is beautifully finished with floor-to-ceiling tiles, adding a touch of luxury. The kitchen is also fitted with quality appliances, making it move-in ready and perfect for those who enjoy cooking and entertaining. The double sliding doors lead out to the north-east facing balcony, creating an indoor-outdoor flow that seamlessly integrates the living space. An ideal location for entertaining guests or enjoying a relaxing evening. The balcony provides breathtaking views of the surrounding area, adding to the overall appeal of the apartment. Perfectly located in the heart of the Molonglo Valley, this apartment is positioned for easy access to nearby amenities such as shopping centres, gyms, and local primary schools. Additionally, the apartment is located at the foot of Stromlo Recreational grounds, including the newly opened Stromlo Leisure Centre, providing great opportunities for an active lifestyle. Whether you are a first-time home buyer, investor, or downsizer, the apartment at 43/40 Philip Hodgins Street is an excellent opportunity to secure comfortable and convenient living in a highly sought-after location.

- Large bedroom with built-in robe
- Full-sized study or guest suite
- Electric stove and oven
- Dishwasher
- Oversized bathroom, full height tiling, mirrored cabinets, shower
- Microwave space under bench
- 1¼ Stainless steel sink
- Great-sized laundry
- Double Sliding doors to the balcony
- Heating and cooling
- NBN ready
- Spacious balcony
- Basement car space
- Landscaped gardens designed by Jamie Durie
- Fire pit and BBQ common areas
- Pool (currently under renovations) & Fitness stations
- Plenty of visitor parking

Unit: 43 Unit Plan: 4123 - 2015 BuildBody Corporate: \$979 pq approx. Rental Appraisal available.