

**47/60 Tishler Street, Wright, ACT 2611**

LUTON

**Sold Apartment**

Monday, 14 August 2023

47/60 Tishler Street, Wright, ACT 2611

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**



Jane Ahern

0409042396

## Contact agent

Priced to sell and sitting in a sweet spot on the second floor of 'Azalea Terraces' this sleek, modern one bedroom plus study apartment is a spacious and private haven. A delight to come home to and relax in, it's quietly located on the Tishler Street side of the complex, away from John Gorton Drive. Entering the apartment feels like walking into space thanks to the natural light streaming in through floor to ceiling windows and glass sliding doors that allow the full impact of the gorgeous outlook towards the hills to be fully appreciated. The apartment's clever floorplan makes the most of every inch with the study located near the entrance to the apartment, away from the living areas, with a sliding door to complete the segregation when required. The living areas flow easily to the expansive 22m<sup>2</sup> balcony that outlines the bedroom as well and provides the ideal place for a BBQ with friends or just relaxing with a drink to watch the sunset by. Although full-sized, the kitchen does not impose on the living space and offers ample stone bench tops, quality appliances and heaps of cupboards and storage space. The generous bedroom has a built-in wardrobe and balcony access, and the adjacent bathroom comes complete with a space-saving European-style laundry. Freshly painted and with new carpet, a reverse cycle air conditioner and double glazed windows with shade and block-out blinds to keep the apartment comfortable, the secure basement parking includes a storage cage. Located just a stroll away from 'eighty/twenty the café' and convenience stores at the local Coombs shops, public transport runs along John Gorton Drive and Cooleman Court shopping mall is just a short drive away in Weston. The outdoor recreational facilities are excellent with parks, playgrounds and Stromlo Forest Park's aquatic centre and mountain bike trails all within walking distance. With a motivated seller, this affordable apartment presents an exciting opportunity to get off the rental roundabout and own your own home, or to add to your rental portfolio. Don't miss this chance.

Features include:-Light-filled one bedroom plus study apartment-Situated on the 2nd floor -Set in the 'Azalea Terraces' complex -Freshly painted and with new carpet -Spacious, light and airy living areas-Study with opaque glass sliding door -Full-sized kitchen with double sink-Stone benchtops, electric cook top and oven-Ducted rangehood, dishwasher, heaps of storage -Built-in wardrobe to the generously sized bedroom-Bathroom with large shower, rainfall shower head -European-style laundry with tumble dryer-Reverse cycle air conditioner in living room -Double glazed windows-Double blinds - shade and block out-Plenty of storage options -Large balcony with South-westerly outlook-Intercom and secure access-Lift access-Single secure car space plus storage-Close to local shops, public transport, parks & playgrounds-Short drive to Weston & Woden shopping centres

EER 6Living: 64m<sup>2</sup>Balcony: 22m<sup>2</sup>Parking: 14m<sup>2</sup>Storage Cage: 3m<sup>2</sup>Rates: \$1622.18 paStrata Fees: \$710.11 p.q.Land Tax (if not owner occupied): \$1943.68 paBuilt: 2017Rental Appraisal: \$450 - \$480 pwAll measurements, amounts and values are approximate and not to be relied upon. It is important for buyers to make their own enquiries.