

**49/2 Peter Cullen Way, Wright, ACT 2611**



**Apartment For Sale**

Friday, 22 December 2023

49/2 Peter Cullen Way, Wright, ACT 2611

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 95 m2**

**Type: Apartment**



Jake Battenally  
0413313676



Robert Nepomuceno  
0432697321

## Auction 03/02/24

Located on the ground floor of the ever-popular Ambiente complex is where you will find this beautiful home waiting for its next chapter to begin. Close to local schools, shops, gyms and transport, the location is going to be hard to beat. Walking into the home you are greeted by a large light-filled living room that integrates with the well-equipped kitchen including stainless steel appliances and stone benchtops. The main bedroom is equipped with a walk-in robe and ensuite, while the other two bedrooms, both with built-in robes, are serviced by the main bathroom. There is also an additional space which is perfect for the home office or study area. The real drawcard of the home is the oversized terrace, perfect for gatherings or a quiet drink in the afternoon. The terrace is partially covered to ensure you can enjoy it all year round. The complex itself is adorned with a bbq area and inground pool, adding to the ability to entertain your family and friends, or relax and unwind with a swim in the hot summer months. Additional creature comforts include a fully equipped laundry, including dryer along with 2 covered parking spots. This one won't last long, look out for our latest inspections before someone sweeps this off the shelf. PLEASE NOTE: This property will go to auction on Saturday, 3rd February 2024 as part of our Summer Showcase Event held at the Hyatt Hotel Canberra. The event will begin at 9am and a more indicative time for this particular auction will be provided closer to the date. Features: Light filled open plan living area Ground floor unit with oversized terrace Modern kitchen with stone benchtops Stainless steel appliances Three bedrooms with built in robes Main bedroom with direct access to the terrace Split system reverse cycle units Intercom access Two secure car spaces with storage Swimming pool and BBQ area Close to local parks and walking tracks Close to public transport Stats: Living: 95sqm Terrace: 62sqm Carspaces: 13sqm each Storage: 4sqm EER: 6.0 Rates: \$1,433pa Land Tax: \$1,809 Body Corp: \$1,558 pq Disclaimer: All information regarding this property is from sources we believe to be accurate, however we cannot guarantee its accuracy. Interested persons should make and rely on their own enquiries in relation to inclusions, figures, measurements, dimensions, layout, furniture and descriptions.