

49/40 Philip Hodgins Street, Wright, ACT 2611



Sold Apartment

Thursday, 10 August 2023

49/40 Philip Hodgins Street, Wright, ACT 2611

Bedrooms: 3

Bathrooms: 3

Parkings: 2

Area: 125 m2

Type: Apartment



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\$715,000

Introducing the 'Observatory' apartment - a stunning, contemporary, and energy-efficient home that embodies the ideal modern living in Canberra. Boasting an impressive 170m² of living space, this single-level 3-bedroom, 3-bathroom apartment with lift access is a rare find, perfectly suited for downsizers looking for a spacious and luxurious living experience, first home buyers and investors. Located on an elevated position in the center of the third floor, this apartment offers a refreshing outlook, overlooking the beautifully landscaped gardens and views out to Mount Stromlo. The choice of two main bedrooms feature walk-through robes leading to private ensuites, complete with oversized showers and high-quality fittings. The third bedroom is accompanied by a large main bathroom. Step inside, and you'll be greeted by a seamless flow of living areas throughout the apartment, creating a sense of harmony and connection to the outdoors. The balcony beckons, inviting you to relax and relish in the breathtaking vistas. Every aspect of this apartment has been meticulously designed with your comfort in mind. The beautiful neutral color scheme enhances the space, while the exceptionally well-appointed kitchen boasts elegant stone benchtops and top-of-the-line AEG appliances. Storage will never be an issue in this apartment, with ample wardrobe space complementing the walk-in robe in the main bedroom, ensuring your belongings stay organized and tidy. The 'Observatory' apartment is part of a one-of-a-kind complex, boasting over 6000m² of meticulously designed gardens by the renowned Jamie Durie. The lush greenery features unique plantings and 40 private breakout spaces, creating a serene and refreshing environment.* 3 bedrooms and 3 bathrooms, including 2 ensuites* Expansive 170m² living space, with 125m² internally and a 46m² balcony* Convenient single-level living with lift access* AEG stainless steel appliances and dryer included* Secure access via intercom system* Restricted access parking for 2 cars, with plenty of visitor car spaces available* Reverse-cycle heating and cooling for year-round comfort* Impressive 6.0 star energy rating for enhanced energy efficiency Strata: \$1,523pq (approx.) Rates: \$1,679pa (approx.) Land Tax: \$1,977pa (approx. if rented out) Whilst all care has been taken to ensure accuracy in the preparation of the particulars herein, no warranty can be given, and interested parties must rely on their own enquiries. This business is independently owned and operated by Belle Property Canberra. ABN 95 611 730 806 trading as Belle Property Canberra.