

**5/221 John Gorton Drive, Wright, ACT 2611**



**House For Sale**

Thursday, 11 January 2024

5/221 John Gorton Drive, Wright, ACT 2611

**Bedrooms: 3**

**Bathrooms: 2**

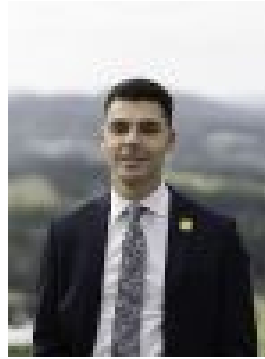
**Parkings: 1**

**Area: 112 m2**

**Type: House**



Alec Brown  
0406866007



Kaine Walters  
0450146538

## Offers Over \$690,000

Discover an exceptional opportunity to call a near new home your own, nestled in the heart of North Wright with all local amenities at your fingertips. Number 5, situated in the recently completed Atlas development, offers boutique living at its finest. This captivating townhouse is meticulously designed for today's dynamic lifestyle, featuring three generous bedrooms, two bathrooms, two living areas, a courtyard, and an expansive balcony, providing ample space for the entire family. Step into an open, light-filled ambiance with views of Telstra Tower and beyond. The home ensures year-round comfort with double glazing and ducted reverse-cycle heating and cooling. Tailored for flexible family living, this residence stands as a promising investment for the future. Key features include three bedrooms and two living areas, an open-plan living space, reverse-cycle ducted air conditioning, double glazing, and a well-appointed kitchen with stone benchtops, gas cooking, and AEG stainless-steel appliances. The property also comes with a single garage and carport for added convenience. The strategic location places you within a 2-minute walk to a bus stop leading to Civic/ANU. Additionally, a 5-minute stroll takes you to both a new public school and a soon-to-be-built Anglican school. Enjoy an easy 10-minute drive to Belconnen and a convenient 15-minute drive to Civic. Seize the opportunity for premium living in this prime location, where modern design meets comfort and convenience. Property features include:

- Near new townhouse with generous proportions
- Large open plan living with direct access out to private terrace
- Contemporary kitchen with stone benchtops and ample storage
- Segregated rumpus downstairs with direct access to courtyard
- Generous segregated master suite with private ensuite
- Two additional bedroom on top floor
- Large single automatic garage with internal access
- Additional carport plus visitor parking within complex
- Ducted reverse cycle heating and cooling
- Living: 112.40sqm
- UV: \$98,600 (2023)
- Rates: \$1,577.19pa
- Land Tax: \$2,067.44pa (Investors only)
- Body Corporate: \$976.00p/qtr
- EER: 6.0

Close Proximity To:

- Evelyn Scott School
- Stromlo Leisure Centre
- Stromlo Forrest Park
- Molonglo River Corridor
- Woolworths Metro
- Cooleman Court

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.