

5/40 Philip Hodgins Street, Wright, ACT 2611



Sold Apartment

Sunday, 20 August 2023

5/40 Philip Hodgins Street, Wright, ACT 2611

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Area: 69 m2

Type: Apartment



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Contact agent

Nestled in the picturesque suburb of Wright, this modern and inviting ground floor apartment presents a unique blend of comfort, functionality, and energy efficiency. Boasting a remarkable 6.0 energy rating, this residence is designed to embrace sustainable living while providing a cozy retreat for its occupants with North facing aspect, the home is sure to impress the first home buyers, downsizers, and investors. Upon entry, the open-plan layout seamlessly connects the living spaces to the captivating outdoor area, setting the stage for seamless indoor-outdoor living. The primary bedroom, adorned with mirrored built-in robes, basks in an abundance of natural light streaming through the northern sun-drenched window. A versatile study space, complete with inbuilt cupboards, stands ready to adapt to your lifestyle needs - be it a serene home office, a creative atelier, or a welcoming guest space. The expansive bathroom boasts neutral decor and clever storage solutions to neatly house your linens and towels. Step outside onto the expansive 21 sqm balcony, an ideal spot for relaxation, entertaining guests, or savouring your morning coffee while enjoying the open air. The balcony extends your living space and provides a seamless transition between indoor and outdoor living. For year-round comfort, the reverse cycle split system ensures the perfect temperature, allowing you to enjoy your living spaces no matter the weather outside. The property enjoys excellent accessibility to major thoroughfares and finds itself within a leisurely stroll of Mount Stromlo, Stromlo Forest Park, the Stromlo Leisure Centre, mountain biking trails, running paths, and the esteemed Charles Weston School. Seamlessly fusing comfort with convenience, this remarkable dwelling presents an exceptional opportunity to secure a prestigious abode in the heart of the enchanting Molonglo Valley.* 1 bedroom with built in robes* Additional study with additional inbuilt storage* Secure car park and storage cage* Private balcony* NBN to the complex* European laundry* Stone benchtops* Electric cooktop and oven* Reverse cycle split system Living Size: 69 sqm Balcony: 21 sqm EER: 6.0 Strata: \$948.5pq (approx.) Rates: \$1,553pa (approx.) Land Tax: \$1,835pa (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.