

60/41 Philip Hodgins Street, Wright, ACT 2611

home by holly

Sold Townhouse

Friday, 29 September 2023

60/41 Philip Hodgins Street, Wright, ACT 2611

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: Townhouse



Sally Strang + Ash Costello
0491850701

\$740,000

#soldbysally #soldbyash \$740,000 The pleasure of living in a home with a beautiful vista, cultivates much more than just a 'pretty view'. Research tells us, that quality of life (and overall wellbeing) is vastly improved when we can see the outdoors, particularly landscapes. Sweeping views provide valuable perspective, they help us appreciate the broader context of our lives and can calm the senses. Walking into 60/41 Philip Hodgins Street, Wright, one of the first things you'll notice is the phenomenal view. Aptly named "Panorama", the award winning Kasperek Architects have carefully designed the home to maximise access to the stunning vista, while providing exceptional functionality within the floorplan. This wonderful property truly offers a lifestyle like no other. A flawless mélange of enviable lifestyle, the 'great outdoors' and convenient, low maintenance apartment living. The stunning open-plan design is drenched in gorgeous sunlight and features beautiful timber floors throughout. The kitchen, dining and living area is at ground level, with the 3 bedrooms and 2 bathrooms upstairs. A courtyard, plus a north-facing balcony, elegantly bookmark the living spaces. Ducted reverse cycle heating/cooling and ceiling fans in the bedrooms, ensure year-round comfort. This incredible property offers internal access from the double garage, as well as additional space for a bike workshop, hobby room or extra storage. Forget lugging groceries through a maze of lifts and carparks – simply drive in and out. Plus, rest assured your visitors will always have somewhere safe to park, with plenty of on-site visitor parking. Located at the geographical centre of Canberra, Wright is known for its prime location and proximity to Mt Stromlo. With unrestricted access to Stromlo Forest Park, you'll be spoilt for choice. The criterium circuit, countless mountain bike trails and walking tracks are literally at your doorstep. And with upgrade work well underway, this enviable location is set to become even more desirable. A brand-new Woolies and Aldi shopping precinct, in addition to Eighty-twenty Cafe, Asian grocers, pizza shop, bottle-o, and gastropub, are all within easy walking distance. Centrally located, and close to Tuggeranong Parkway, it's a quick trip anywhere in Canberra. Quite simply, this architecturally designed, easy-living home, ticks all the convenience and lifestyle boxes. An incredible location, with views for days, it's an excellent investment in your future. features. terrace style townhouse - Panorama .gorgeous natural light.three bedrooms with built in robes and two bathrooms (upstairs).double garage, workshop space and extra storage (internal access).open plan kitchen, dining, living.balcony with uninterrupted views to Stromlo.modern kitchen with ample storage and dishwasher..ducted reverse cycle heating and cooling.quality double blinds and curtains throughout.timber flooring throughout (no carpet).large double garage with remote controlled door and workshop space.NBN to the premise.enclosed courtyard with clothesline.visitor parking.tenanted \$600 per week (fixed term until 1/11/2023).EER: 5.5.living: 122m2 (plus balcony).rates \$433.00 per quarter.land tax \$517.55 per quarter (if rented).body corporate \$1,030.80 per quarter