

**62/566 Cotter Road, Wright, ACT 2611**



**Unit For Sale**

Saturday, 9 December 2023

62/566 Cotter Road, Wright, ACT 2611

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Type: Unit**



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## Offers Over \$405,000

Step into a realm of sophistication as you explore the well-maintained haven of this spacious one-bedroom apartment. The modern kitchen, adorned with top-tier stainless steel appliances and luxurious stone benchtops, seamlessly merges with the expansive dining and living area. This space is not just a dwelling; it's an experience, where every detail has been meticulously curated for your pleasure. Indulge in the luxury of the generously sized master bedroom, featuring ample built-in wardrobes and an attached bathroom. Your sanctuary awaits, providing both tranquility and style. Perched on the 4th floor of the esteemed 'Curzon Complex,' this prestigious apartment unveils a breathtaking, uninterrupted view of the Molonglo Valley, Stromlo Forest Park and Telstra tower. The architectural brilliance, clean modern lines, and sleek styling throughout the residence exude opulence, promising a lifestyle that transcends the ordinary. Beyond the confines of your exquisite abode, discover the unparalleled convenience of its location. Strategically positioned near Cooleman Court, Stromlo Forest Park, Wright Woolworths, and major thoroughfares, this property epitomizes a harmonious blend of modern living and accessibility. Your daily needs are met effortlessly, allowing you to relish the ease of city living without compromising on the serenity of your surroundings. In summary, seize the opportunity to call this distinguished residence home, where every detail has been thoughtfully considered to offer you a life of unparalleled luxury, convenience, and style. Welcome to the epitome of modern living in the heart of Canberra.

**The Perks:**

- Located on level 4
- Views across to Telstra tower, Stromlo Forest Park and Molonglo Valley
- Study nook
- Double glazed windows
- Covered balcony
- Lift access
- Gas cooking, electric oven and dishwasher
- Stone bench tops
- Reverse cycle split system
- Quality window furnishings throughout
- Floor to ceiling tiles in the bathroom
- Single carpark and storage cage located in the basement

**The Numbers:**

- Internal living: 60m<sup>2</sup>
- Balcony: 12m<sup>2</sup>
- Rates: \$366 p.q approx.
- Strata levies: \$754 p.q approx.
- Land tax: \$428 p.q approx. (Investors only)
- Rental estimate: \$460 - \$490 per week

**Explaining the private treaty process:**

- To ensure a fair & equitable process, all offers are confidential. This gives our buyers peace of mind that we will not disclose an offer to another buyer in an attempt to force that buyer's intent. For guidance on when offers close and how best to submit an offer, please contact the agent directly.