

63/25 John Gorton Drive, Wright, ACT 2611

CARTER + CO

Sold Unit

Wednesday, 23 August 2023

63/25 John Gorton Drive, Wright, ACT 2611

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Area: 66 m2

Type: Unit



Ally Smith

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Contact agent

Discover this exquisite one-bedroom apartment situated on the first floor of the 'Stromlo Terrace' development. Whether you're a first-time homebuyer, downsizer, or investor, this immaculate residence offers an exceptional living experience. Enjoy captivating vistas of Mount Stromlo and the meticulously landscaped internal gardens. With a remarkable internal living space spanning 66m². The seamless flow of the open-plan layout leads to a generously sized 13m² balcony, providing a perfect setting for hosting gatherings and creating cherished memories. The well-appointed kitchen boasts stone countertops, abundant storage, and a suite of stainless-steel appliances, including a dishwasher, under-bench oven, rangehood, and electric glass hotplates. The convenience is elevated by the inclusion of a full-sized laundry room with ample storage and a separate linen press. Perfectly situated in the heart of the Molonglo Valley, you're mere moments away from some of the area's best amenities, including Mount Stromlo, Stromlo Forest Park, the Stromlo Leisure Centre, mountain bike tracks, and running trails. Placed on bus stops, children's playgrounds, and just a short 15-minute drive to the City, Woden, Belconnen, and Manuka. This location not only places you in one of Canberra's most rapidly expanding areas but positions you perfectly to embrace all that Canberra has to offer.

Key Features:

- Expansive living space: 66m² internal + 13m² balcony
- Contemporary and generously sized bathroom
- Thoughtfully designed open-plan layout
- Spacious walk-in wardrobe
- Independent, full-sized laundry facility
- Modern kitchen featuring electric oven and cooktop
- Perfect presentation exuding elegance
- Stylish timber flooring enriching the living area
- Secured building access with camera intercom system
- Protected underground parking for added security
- Locked storage shed to meet your storage needs
- Energy Efficiency Rating (EER) of 6.0

The Figures:

- Rates: \$388pq (approx)
- Land tax: \$458pq (approx if rented)
- Strata levies: \$926 pq (includes sinking fund)
- Potential rental return: \$450pw to \$480pw

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