

**77/40 Philip Hodgins Street, Wright, ACT 2611**



**Sold Apartment**

Sunday, 10 March 2024

77/40 Philip Hodgins Street, Wright, ACT 2611

**Bedrooms: 3**

**Bathrooms: 3**

**Parkings: 2**

**Area: 121 m2**

**Type: Apartment**



Lauren McDonald  
0262959911



Steph Hoss  
0262959911

**\$715,000**

Presenting the 'Observatory' apartment – a contemporary gem epitomizing modern living in Canberra. This striking residence offers 170m<sup>2</sup> of space across a single level, boasting three bedrooms, three bathrooms, and convenient lift access. Situated on the elevated centre of the top floor, it presents panoramic views of Mount Stromlo and overlooks meticulously landscaped gardens. Perfectly suited for downsizers looking for a spacious and luxurious living experience, first home buyers and investors. Inside, two master bedrooms feature walk-through robes and private ensuites, while a third bedroom is accompanied by a spacious main bathroom. The seamless flow of living areas through to private balcony beckoning relaxation amidst breathtaking vistas. Meticulous design ensures comfort at every turn, with a soothing neutral palette enhancing the interior and a well-appointed kitchen featuring elegant stone benchtops and AEG appliances. Ample storage, including a walk-in robe in the main bedroom, keeps belongings organized. Nestled in the vibrant community of Wright, this residence promises an active lifestyle. Its proximity to the city and accessibility to Stromlo Forest Park, renowned for mountain biking, Stromlo Leisure Centre, Holdens Lake, and Molonglo River Park, caters to outdoor enthusiasts. Nearby educational facilities like Charles Weston Primary School, a new high school in North Wright, and an upcoming primary school in Denman Prospect ensure convenience for families. Shopping needs are met with the new Woolworths at Koko Development, just moments from your doorstep with Denman shops, Cooleman Court in close vicinity.\* 3 bedrooms and 3 bathrooms, including 2 ensuites\* Expansive 170m<sup>2</sup> living space, with 121m<sup>2</sup> internally and a 49m<sup>2</sup> balcony\* Impressive amount of storage throughout\* Convenient single-level living with lift access\* AEG stainless steel appliances and dryer included\* Secure access via intercom system\* Restricted access parking for 2 cars, with plenty of visitor car spaces available in addition to 2 storage cages\* Reverse-cycle heating and cooling for year-round comfort\* Short walk to Koko development with Woolworth metroStrata: \$2,036pq (approx.) Rates: \$1,722pa (approx.) Land Tax: \$2,068pa (approx. if rent out only) 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.