

**82/40 Philip Hodgins Street, Wright, ACT 2611**

LUTON

**Sold Apartment**

Friday, 11 August 2023

82/40 Philip Hodgins Street, Wright, ACT 2611

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Area: 68 m2**

**Type: Apartment**

## Contact agent

This contemporary apartment is on the top floor of the "Observatory Living" complex in Wright. It has stunning 180-degree North-Easterly views across Canberra towards the Arboretum and Black Mountain. This is a wonderful opportunity for first home buyers or investors to buy into the highly sought after Molonglo Valley region. The apartment features an open-plan living and dining area which opens onto a private 21m<sup>2</sup> balcony, the perfect place to relax and unwind. The kitchen is functional and well-equipped with AEG electric appliances and ample cupboard space. It has a generously sized main bedroom with a built-in mirrored wardrobe and views to the balcony and beyond and a study which offers the versatility to work from home. The huge modern bathroom features floor-to-ceiling tiles and a large shower. An energy efficient reverse cycle split system provides year-round comfort and a 6-star energy rating. The apartment also includes a secure underground single car space and storage cage, conveniently located near the lifts. This property has easy access to main roads and is located within walking distance of Mount Stromlo, Stromlo Forest Park, the Stromlo Leisure Centre, mountain bike tracks and running trails, and Charles Western School. Don't pass up on this amazing home that combines comfort and convenience in the heart of the Molonglo Valley. Features:- Generous sized bedroom, with built-in mirrored wardrobe- Study- Good sized modern bathroom- Secure car park and storage cage- Spacious private balcony- NBN to the complex- European laundry with dryer inclusive- Stone benchtops- Electric cooktop, oven and dishwasher- Reverse cycle split system- 6 star energy rating EER: 6 Living size: 68m<sup>2</sup> (approx.) Balcony: 21m<sup>2</sup> (approx.) ACT Rates: \$1,516 p.a (approx.) Body Corp: \$3,545 p.a (approx.)