

# 85/2 Peter Cullen Way, Wright, ACT 2611

## Sold Apartment

Friday, 11 August 2023

85/2 Peter Cullen Way, Wright, ACT 2611

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 95 m2

Type: Apartment



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**\$630,000**

Perfectly positioned in the heart of Molonglo Valley, this generously proportioned northwest-facing apartment boasts stunning views across Stromlo Park and the surrounds. Located in the 'Ambiente' complex, the apartment offers an open-plan kitchen that overlooks the combined living and dining room. The living area flows effortlessly onto the large balcony, creating the ideal outdoor entertainment area. The accommodation for the apartment is provided by a spacious main bedroom with its own separate balcony, ensuite and walk-in robe, while the two additional bedrooms both include built-in robes and are serviced by the main bathroom. Ideally located in the middle of the apartment is a sizable study area, perfect for a home office or children's study space. A short walk down the road is the Coombs Shopping Village, with some great new additions including T-bone Pub, 80/20 Cafe and Pizza Top. The apartment offers additional facilities including a pool, outdoor seating and BBQs. Ideally located only a short walk to the local Coombs Community Centre and shops, where you will find a Club Lime Gym, cafes, eateries and health services. Cooleman Court is a short drive down the road for all your supermarket needs. Molonglo is known for its green space and being surrounded by nature, with an abundance of walking trails, bike tracks and local parks nearby. Features: -☑️Two car spaces and separate storage -☑️Reverse cycle heating and cooling -☑️Timber-like flooring and carpet installed -☑️Secure complex with lift access  
Figures: Rates: \$1,709 pa Land Tax: \$2,023 pa Body Corp: \$6,233 pa EER: 6 Stars Living: 95m<sup>2</sup> External: 15m<sup>2</sup>