

85/40 Philip Hodgins Street, Wright, ACT 2611

Apartment For Sale

Tuesday, 11 June 2024



85/40 Philip Hodgins Street, Wright, ACT 2611

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Type: Apartment



Tim Stafford
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Karon Stafford
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\$440,000+

This highly desirable top floor one bedroom PLUS study apartment is set high in the sought-after 'Observatory Living' complex in the picturesque Molonglo Valley. This very appealing apartment has been designed with disability friendly features in mind and offers generous access and living arrangements. Featuring a light-filled open-plan living area which opens to the extra-large (21m² approx) covered balcony, providing an almost seamless transition between indoor and outdoor living. The balcony is ideal for relaxing and/or entertaining and provides the perfect place from where to enjoy the sweeping views across the Molonglo Valley towards Canberra's iconic Black Mountain. The stylish and well-designed kitchen boasts lovely stone benchtops, quality stainless steel appliances, and an abundance of storage options. The bedroom is an excellent size and features plenty of wardrobe space. The separate study area is perfect for those who need a quiet place to study or to work from home. For year-round comfort there is also split-system air-conditioning to enjoy. The basement car parking space has also been designed with disability friendly features if required. The area also provides an enviable lifestyle with easy access to the many wonderful walking trails, cycling parks, children's playgrounds, landscaped parks and the Molonglo River. Features include:- One bedroom PLUS study top floor apartment- Stylish kitchen with quality stainless steel appliances and plenty of storage- Light-filled open-plan living area- Extra-large covered balcony - great for relaxing and entertaining- Disability friendly features- Dishwasher- Split-system air-conditioning- 25m swimming pool in complex- Secure underground (disability friendly) car park and lock up storage- Option for furniture to be included if required- Living area: 68m² (approx)- Balcony: 21m² (approx)- Strata: \$1,184.50 per quarter (approx)- Rates: \$390.00 per quarter (approx)- Land Tax: \$458.80 per quarter (approx) (if not principal place of residence)- EER: 6 Stars