

106/1 Dunphy Street, Wright, ACT, 2611

Apartment For Sale

Wednesday, 28 August 2024



106/1 Dunphy Street, Wright, ACT, 2611

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Type: Apartment

Tranquil Top-Floor!

Appealing to the likes of first home buyers, working professionals, investors, downsizers and, it is sure to tick all of your boxes.

With a North-Westerly aspect sunlight fills the entire home and with bamboo timber floorboards through the open plan kitchen and living area the home exudes a sense of warmth and calm. Off the living room through a glass sliding door is a large, private balcony which seamlessly connects indoor and outdoor living.

The bedroom features a convenient walk-through robe leading to a two-way bathroom, providing both privacy and functionality. Plus, enjoy the convenience of a spacious full-sized laundry, ensuring ample storage space for your everyday needs.

Prepare culinary delights in the sleek kitchen, complete with stone benchtops, electric cooking, oven, dishwasher, and ample storage for all your kitchen essentials. Stay comfortable year-round with, Ducted System that is capable of efficiently heating or cooling the entire unit.

There is basement parking with storage plus an established community garden at back of development for entertaining friends or enjoying some rest with a good book.

The apartment is ideally located in the heart of the Molonglo Valley with less than 2 minutes distance to Woolworth and Koko Molonglo Shops and 15 Minutes to Civic, Belconnen or Woden town centres.

Nearby you will also find Mount Stromlo and the National Arboretum.

If you are a first-time homeowner or someone looking to embrace a modern, active lifestyle, this apartment is the perfect fit.

Features :

- o Light-filled top floor one bedroom apartment with walk in wardrobe
- o Ducted reverse cycle heating & cooling
- o LED Downlights
- o Sleek kitchen with stone benchtops
- o Separate laundry
- o Plush carpet to the bedroom two-way bathroom
- o Timber floorboards in the living
- o Full sized laundry
- o Single carpark and storage
- o Electric cooktop, oven and dishwasher
- o Secure intercom access to the building
- o Clothes dryer

Statistics:

Living size: 63 m2 approx.

Balcony size: 13 m2 approx.

Total size: 76 m2 approx.

Plus single car space and storage

Body Corporate: \$926 p/q approx

Rates: \$406 p/q approx

Land Tax: \$517 p/q approx (For Investors Only)

EER: 6 stars

All figures are approximate.

For further details, please contact Harpeet Singh by submitting an enquiry below or calling on 0459682683.

Disclaimer 1: A member of the agency has financial interest in this property.

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