

# 11/41 Philip Hodgins Street, Wright, ACT 2611



## Apartment For Sale

Thursday, 11 July 2024

11/41 Philip Hodgins Street, Wright, ACT 2611

Bedrooms: 2

Bathrooms: 2

Parkings: 2

Area: 71 m2

Type: Apartment



Jeremy Grobben

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## Offers Over \$519,000

An excellent opportunity is now available to secure this modern apartment that offers degree views with a Northerly aspect. Ideal for the first home buyer, professional couple or downsizer, you can live in the ever popular Molonglo with comfort and ease. Enjoy the the spacious open plan living and dining, the large living area connects seamlessly to the well-appointed kitchen with island bench, electric cooktop and oven. A dishwasher and ample cupboard and bench space will ensure the home cook is looked after. The well proportioned bedrooms also offer built-in wardrobes so storage is plentiful. The main bedroom has an ensuite bathroom. A spacious balcony offers you beautiful views and the best possibility to unwind or entertain. There are ever-increasing amenities close by, such as Club Lime Gym, Woolworths across the road, swimming pools at Mount Stromlo and the Aquatic Centre. Convenience is at your doorstep with numerous local shops, namely Cooleman Court, Denman Village Shop (home to high-end specialty cafe Morning Dew and IGA) and its own Coombs shopping centre with a convenience store; as well as parks, playgrounds, and walking tracks. Bus stops are right in front of the complex with direct routes to City and Woden interchanges. Nearby is a medical centre, pharmacy, childcare, primary school and gym. Providing everything you need, welcome to the easy lifestyle within the popular & fast growing Molonglo Valley.

The Perks:

- 2 spacious bedrooms, main with an ensuite
- Built-in wardrobes
- Open plan living & dining that opens onto the balcony
- Modern kitchen with stone bench top, oven, cooktop & dishwasher
- Reverse-cycle split system air conditioning to living and main bedroom
- Intercom & lift
- Tile to ceiling bathroom
- Two secured basement accessible car parks, with lockable storage enclosure near by
- Complex courtyard with BBQ facilities
- Visitor parking available and also plenty of off-street parking

The Numbers:

- Living: 71m<sup>2</sup>
- Balcony: 14m<sup>2</sup>
- Body corp: \$911 p.q.
- Rates: \$405 p.q.