

159/45 Catalano St, Wright, ACT, 2611

LUTON

Apartment For Sale

Thursday, 29 August 2024

159/45 Catalano St, Wright, ACT, 2611

Bedrooms: 2

Bathrooms: 2

Parkings: 2

Type: Apartment



Darren Wilson

Stylish & Contemporary Living In A Superb Location

Positioned in a prime location on the top floor of the highly sought after Observatory Living complex, this modern 2 bedroom, 2 bathroom, 2 carpark apartment provides an exciting opportunity for those entering the property market or the astute investor.

The open plan design maximises the abundance of natural light that flows into the living area providing a lovely sense of space and connectivity to the outside environment.

AEG appliances accompany the stone benchtop finish in a kitchen that has been very cleverly designed to incorporate a functional breakfast bar and full height pantry space.

The living area flows onto an over-sized balcony on the more peaceful side of the complex and away from noise or any sense of attachment to main roads and features a generous amount of entertaining and potential storage space.

Further function and practicality is achieved by way of a spacious ensuite for the main bedroom and a separate and equally generous second bathroom, which also contains the thoughtfully designed laundry.

In addition to the secure basement tandem carparking and lockable storage cage, the complex features over 6000sqm of landscaped surrounds designed by the renowned Jamie Durie including fire pits, BBQ areas and outdoor entertaining spaces.

The location is simply hard to beat, with easy access to some of Canberra's main arterial roads providing quick and direct linkages in all directions to the City, Belconnen, Woden and Tuggeranong. It is also within walking distance to the new Woolworths Metro, local schools, parks and playgrounds. The first-class health and recreational facilities of the Stromlo Leisure Centre are nearby as of course the well-known mountain biking and walking trails found at Stromlo Forest Park, a feature of your prospective lifestyle as a resident of the Molonglo Valley.

Summary of Key Features:

- ☑ Modern and stylish design
- ☑ Main bedroom with ensuite
- ☑ Second full-sized bathroom
- ☑ Built-in robes with mirrored sliding doors to both bedrooms
- ☑ Large private balcony with outlook positioned away from main roads
- ☑ Two car spaces (tandem) in basement with storage cage
- ☑ AEG Appliances and stone benchtop
- ☑ Two Split system reverse cycle air-conditioning units
- ☑ Elevator access & Intercom
- ☑ Designer complex landscaping by Jamie Durie
- ☑ Centrally located to many of the Molonglo Valley's prime attractions
- ☑ Close to local shops, schools, playgrounds and amenities

Summary of Key Numbers:

- ☑ 70sqm of internal living approximately
- ☑ 20sqm of external balcony space approximately
- ☑ EER 6.0
- ☑ Rental Appraisal: \$580 - \$620 per week
- ☑ Rates: \$390 per Qtr
- ☑ Body Corporate Fees: \$1185 per Qtr
- ☑ Land Tax (only applicable if rented): \$459 per Qtr
- ☑ Build date: 2015

Note: This property has Agent Interest