

178/41 Philip Hodgins Street, Wright, ACT 2611



Apartment For Sale

Sunday, 23 June 2024

178/41 Philip Hodgins Street, Wright, ACT 2611

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Area: 78 m2

Type: Apartment



Lauren McDonald
0262959911

\$399,000+

Discover this stunning one-bedroom plus study top-floor apartment, perfectly located in the heart of Canberra's Wright. This prime location offers quick access to Civic, Belconnen, and Tuggeranong town centres, all just a 15-minute drive away, and Woden only 10 minutes away. Central living doesn't get better than this! Designed with comfort, functionality, and convenience in mind, this apartment greets you with an open-plan living featuring floating timber flooring, flowing seamlessly to a private balcony with serene views of Wright. The gourmet kitchen boasts electric cooking, a breakfast bar, stone benchtops, a dishwasher, and ample cupboard space. The spacious bedroom features a built-in robe with mirrored doors, while a separate study provides additional space for work or relaxation. The main bathroom is generously sized, and the integrated laundry includes a dryer for your convenience. A split system in the living room ensures year-round comfort. Enjoy the tranquility of top-floor living with only 3 residents and 1 neighbour. The apartment includes a single allocated parking space, a storage cage, and additional off-street parking for visitors. This exceptional apartment offers the perfect blend of style, comfort, and convenience, all within close proximity to the vibrant new Koko development. *

Top floor apartment with only 2 neighbours * Corner apartment, with only 1 adjoining wall* Large private balcony * Floating Timber Floors throughout living* Large kitchen with ample storage* Main bathroom with oversized shower and European laundry. * Study area, great as a working from home arrangement of a library or extra break out space* Large bedroom with built in robes* Reverse cycle split system* Secure car space with lock up storage

Living Size: 62sqm
Balcony: 16sqm
Body Corporate: \$3,625pa (approx.)
Rates: \$1,621pa (approx.)
Land Tax: \$1,936pa (approx. if rented out)
EER: 6.0

Whilst all care has been taken to ensure accuracy in the preparation of the particulars herein, no warranty can be given, and interested parties must rely on their own enquiries. This business is independently owned and operated by Belle Property Canberra. ABN 95 611 730 806 trading as Belle Property Canberra.