

**226/30 Philip Hodgins Street, Wright, ACT, 2611**

LUTON

**Apartment For Sale**

Thursday, 18 July 2024

226/30 Philip Hodgins Street, Wright, ACT, 2611

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 2**

**Type: Apartment**



Kelsey Tracey

## Winning in Wright

Michael Martin and Kelsey Tracey from Luton Properties are excited to present to market 226/30 Phillip Hodgins Street, Wright.

Situated in the popular 'Observatory' complex, this open plan single-level two-bedroom apartment invites you to experience the picturesque Molonglo Valley lifestyle combined with convenience and comfort.

As you enter the apartment you are welcomed by the open plan living area with sliding door access to the balcony, creating a fantastic indoor to outdoor floor. Adjacent is the well-appointed kitchen, complete with induction cooktop, a stainless-steel dishwasher and pantry.

This apartment offers two generously sized bedrooms of accommodation both with built in robes and an ensuite for the main bedroom. There is also a combined bathroom/laundry that is modern in design and fitted with a large, accessible shower alcove and clothes dryer.

Conveniently situated within walking distance to shops, restaurants, children's playgrounds, Charles Weston Primary School, and Mount Stromlo nature reserves, this prime positioned residence offers a serene lifestyle in a sought-after location, you'll be remiss to skip this property when inspecting homes this weekend.

### Key Features:

- Single level two-bedroom ensuite apartment
- Open plan living/dining space with split system for comfort and sliding door access to balcony
- Well-appointed kitchen with induction cooktop, pantry and dishwasher
- Two generously sized bedrooms both with built in robes and an ensuite to the main bedroom
- Family bathroom that is modern in design with a large shower alcove, vanity and combined European laundry
- Car accommodation provided by basement carpark and the complex offers additional parking throughout for guests

Key Features: 2 Bedrooms | 2 Bathrooms | 2 Parking Spaces

Living Size: 72 sqm (approx)

Balcony Size: 20 sqm (approx)

Rates: \$1,575 p.a (approx)

Strata: \$668 pq (approx)

EER: 6.0 Stars

Build: 2014

Please note: property is currently tenanted.