

52/566 Cotter Road, Wright, ACT, 2611



Apartment For Sale

Thursday, 18 July 2024

52/566 Cotter Road, Wright, ACT, 2611

Bedrooms: 2

Bathrooms: 3

Parkings: 2

Type: Apartment



Oliver Muscat

Stylish living in the 'Curzon Complex'

Located in the picturesque suburb of Wright, this stunning architecturally designed 2-bedroom apartment offers a luxurious living experience with breathtaking views. Positioned to enjoy a north-easterly aspect with uninterrupted vistas as far as Telstra Tower, this apartment stands out among the two residences on each level with this enviable outlook.

The modern kitchen is a standout feature, boasting 40mm waterfall stone worktops, soft close drawers, herringbone ceramic tile splashback, and top-of-the-line appliances such as SMEG dishwasher, oven, gas cooktop, and rangehood. The kitchen also includes a built-in wine rack, pendant feature lighting, and LED under-counter lighting for added ambiance.

A smart design walk-in laundry and butler's pantry area equipped with an undercounter drinks fridge, washing machine, prep sink, and custom joinery add functionality and convenience to the living space. The open plan living area seamlessly extends to a tiled entertaining balcony, with a gas point and double power point, perfect for outdoor relaxation or dining.

The apartment features a dedicated study nook with custom joinery and LED strip lighting, ideal for work or study needs.

Both bedrooms are generously sized, featuring built-in robes and incredible views, with the master bedroom offering an ensuite bathroom. The living area and bedrooms maximize natural light and aspect through 2.4m high/3.5m wide, walls of glass windows and doors, all double glazed for energy efficiency and acoustic comfort.

Modern design elements with soft tones accented by copper and black details create a stylish and contemporary ambiance throughout the apartment.

The bathrooms exude luxury with floor-to-ceiling tiles, cosmetic mirrored cabinets, recessed rainfall shower heads, and warming towel racks for added comfort.

Additional features include an underground two-capacity car space with a storage cage, Swiss-made grained floating timber laminate flooring with acoustic insulation, ducted reverse cycle heating and cooling, dimmers in bedrooms, living, dining, and balcony, key and keyless entry to the apartment, an audio intercom system, and CCTV cameras for common areas and the car park.

Don't miss this opportunity to reside in a sophisticated and thoughtfully designed apartment in the sought-after location of Wright.

Stunning architecturally designed 2 bedroom apartment in scenic Wright North easterly aspect with uninterrupted views to Telstra Tower (only 2 apartments on each level with this enviable outlook) Dedicated study nook with custom joinery and recessed LED strip lighting Modern kitchen featuring: 40mm waterfall stone worktops, soft close drawers with finger pull channel, herringbone ceramic tile splash back, SMEG heat sensing spout, pendant feature lighting & LED under-counter lighting, quality appliances -SMEG dishwasher, SMEG oven, SMEG gas cook top and SMEG rangehood and built-in wine rack Smart design walk-in laundry & butler's pantry, featuring stone benchtops, undercounter drinks fridge, SMEG washer/dryer combo, prep sink, custom joinery & ducted ceiling exhaust fan Open plan living extending to tiled entertaining balcony, featuring gas point, water point and double power point, 2 large bedrooms, both with built-in robes, fabulous views and Master with ensuite Maximised light and aspect via 2.4m high/3.5m wide walls of glass/doors to living area and both bedrooms Both bathrooms with floor to ceiling tiles, recessed cosmetic mirrored cabinets and tall boy cabinetry, 2m tall semi frameless shower screen, ceiling flush rainfall shower heads & hand shower, plus warming towel racks Double glazed aluminium windows and doors Stylish modern design elements capturing soft tones with copper and black accents throughout Underground 2 capacity car space with storage cage Swiss made grained floating timber laminate on acoustic insulation, complimented by porcelain floor tiles Ducted split system heating and cooling Hallway

floor to ceiling storage Energy efficient LED downlights throughout with dimmers for bedrooms, living, dining and balcony Key and keyless entry to apartment Audio intercom system CCTV cameras for common areas and carpark Communal BBQ area and Harris Hobbs Landscaping Design Gym Space - spin bikes, treadmills, rowing machines, weight training station, & free weight racks - bathroom facilities

Position

Conveniently positioned to enjoy park and wetlands

1 km/3 mins drive to Woolworths Metro

4.6kms/8 mins drive to Denman Village shops/amenities

13kms/15 mins drive to the Canberra CBD

10kms/13 mins drive to the Canberra Hospital

11kms/5 mins drive to Stromlo Leisure Centre

Details

Build Completed 2020

Living 78 sqm

Balcony 10 sqm

EER 6

Rates \$1672 approx. per annum

Body Corporate \$1682 approx. per qtr

Land tax (if rented out) \$506 approx. per qtr