

76/40 Philip Hodgins Street, Wright, ACT 2611



Apartment For Sale

Thursday, 13 June 2024

76/40 Philip Hodgins Street, Wright, ACT 2611

Bedrooms: 2

Bathrooms: 2

Parkings: 2

Type: Apartment



Megan Izatt
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Offers over \$549,000

This well-kept apartment offers modern, low-maintenance living. Its smart layout maximizes space and functionality, with an open-plan design ideal for lounging or dining. The kitchen boasts a stylish design with stone benchtops, pantry, electric cooktop, oven, and dishwasher. The spacious main bedroom features built-in robes and a modern ensuite, while the second bedroom can easily be transformed into a home office or extra living space. Both bedrooms include built-in robes. The main bathroom is equipped with a shower, vanity, and toilet with European laundry. Outside, a large balcony provides a relaxing spot for leisure or entertainment. Conveniently situated near Stromlo Forest Park, residents can enjoy walks, runs, or bike rides. Plus, the nearby Stromlo Leisure Centre and shopping options at Cooleman Court and Denman Prospect cater to all lifestyle needs.

Features:

- Modern design
- Low-maintenance living
- Two bedrooms
- Main bedroom with modern ensuite
- Main bathroom with shower, vanity and toilet
- Open plan living
- Kitchen with stone bench top with electric cooking and dishwasher
- Reverse cycle air conditioning
- NBN and Foxtel ready
- Secure building with intercom access
- Basement parking plus storage
- Complex includes pool, BBQ's, exercise circuits
- Stromlo Leisure Centre and Forest Park nearby

EER: 6.0 Living: 69m² Balcony: 20m² Body Corporate: \$1184pq (approx) Rates & Land tax: \$1514.12pa (approx)