

**7 Xenica Street, Wright, ACT, 2611**



**House For Sale**

Thursday, 24 October 2024

7 Xenica Street, Wright, ACT, 2611

**Bedrooms: 5**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**

## Immaculate 5 bedroom home.

### What you see:

A practical & sophisticated design taking full advantage of the north aspect. Immaculate interiors are complimented by the low maintenance surrounds allowing for more time to do the things you love.

### What we see:

A lifestyle the Molonglo Valley is known for.

### See more:

Situated on the top of the hill in Wright

Split level

Contemporary kitchen with stone bench tops and stainless steel European appliances

Master suite, with large built in wardrobe with both hanging and shelving, spacious ensuite with custom made vanities with inset counter basins, stone bench tops, large frameless shower and Phoenix tap ware

Four additional bedrooms all with large white glass sliding built in robes

Main bathrooms with custom made vanity with inset counter basins, stone benchtop, semi-frameless shower screen, 6mm polished mirrors and Phoenix tap ware

Separate powder room with toilet, basin, and vertical vanity

First grade quality solid oak timber flooring throughout all living areas and commercial quality 100% wool carpets through all bedrooms

Mitsubishi reverse cycle heating and air conditioning that is ducted and zoned Rinnai gas instantaneous hot water system

Slab construction with wall and ceiling insulation

Large alfresco on north side of house with views to the city, including gas hob for barbecue

Security system

Stromlo Forrest Anglican college - due to open 2026

Within 7 minutes' walk to Woolworths Metro

Within 4 minutes' drive to Coombs Children's Playground, oval & pond

Within 4 minutes' drive to Charles Weston School

Within 3 minutes' drive to Coombs shopping centre

Within 16 minutes' drive to Canberra CBD

Block size: 540m<sup>2</sup>

Alfresco: 15m<sup>2</sup>

Living: 216m<sup>2</sup>

Garage: 42m<sup>2</sup>

EER: 6.0

Rental Appraisal: \$850.00 - \$950.00

Rates: \$4,003.46 p.a (approx.)

Land Tax: \$7,921.60 p.a (approx. only applicable if rented)

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