

**48/41 Philip Hodgins Street, Wright, ACT, 2611**

**Townhouse For Sale**

Thursday, 29 August 2024

**Canberry.**

*Live Where You Love*

48/41 Philip Hodgins Street, Wright, ACT, 2611

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: Townhouse**



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## Love the easy life

Live where you love...

Welcome to 48 / 41 Philip Hodgins Street in the beautiful suburb of Wright. This double storey townhouse offers a comfortable and convenient lifestyle for first home buyers and young couples looking to settle down in a vibrant community.

The highlight of this property is its clever design. As you enter the townhouse from the front easy maintenance courtyard, you will be greeted by a spacious lounge area that seamlessly flows into the dining space. The central kitchen acts as the heart of the home and features modern appliances. From here, the sliding windows lead out to the back courtyard where you can enjoy outdoor entertaining or simply relax with your morning coffee. The clever downstairs floor plan is perfect for everyday living and includes a laundry with a dryer, powder room, under the stair storage and easy internal access to the garage.

Upstairs, The segregated main bedroom boasts a fantastic walk-in-wardrobe and ensuite with chrome tapware and modern finishes. The other two bedrooms are well-proportioned with good built-in-robe storage and sunny aspects. The main bathroom featuring an oversized shower, bath and toilet. Wake up every morning to stunning views of mountain escarpments right from your bedroom window.

This property presents an excellent opportunity for first home buyers who are looking to enter into homeownership without compromising on style or comfort. Young couples will also appreciate what this property has to offer - from its convenient location within close proximity to schools, shops, parks, and public transport options; to its low maintenance outdoor areas that provide the perfect space for relaxation and entertaining.

At a glance...

- 3 bedrooms, 2 living areas, 2 courtyards home
- Spectacular views over Black Mountain
- Lounge separated at the front of the home with access to front courtyard
- Spacious light-filled open plan living and dining area leads out to the back courtyard
- Kitchen designed with the functionality and convenience in mind
- Quality appliances including electric cooktop, oven and dishwasher
- Beautiful stone bench tops and breakfast bar
- Laundry with a dryer, powder room located on the ground floor
- Spacious light-filled master bedroom features walk-in robe and ensuite
- Two spacious bedrooms with built-in robes and services by the main bathroom with a bathtub, shower, and toilet
- Ground floor tiled while the upper level has timber flooring
- 2 large low maintenance courtyard
- Ducted reverse cycle heating and cooling
- Two parking spaces including secured automatic garage with internal access and additional parking spot.

Love the location...

- Within 7 minutes' walk to the bus stop
- Within 8 minutes' walk to the Woolworths Metro
- Within 3 minutes' drive to the Ruth Park playground
- Within 3 minutes' drive to the Stromlo Forest Park
- Within 16 minutes' drive to the Canberra CBD

Property information...

Living: 127 sqm (approx.)

Garage: 21 sqm (approx.)

Courtyard: 50 sqm (approx.)

Total Area: 198 sqm (approx.)

Built : 2015

EER : 5.0

Rates : \$ 450.6 p.q. (approx.)

Land Tax : \$ 563.4 p.q. (approx. only if rented)

Body Corporate: \$1,073.9 p.q. (approx..)

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