

76/41 Philip Hodgins Street, Wright, ACT, 2611

LUTON

Townhouse For Sale

Thursday, 5 September 2024

76/41 Philip Hodgins Street, Wright, ACT, 2611

Bedrooms: 2

Bathrooms: 2

Parkings: 2

Type: Townhouse

Spacious Townhouse with Stromlo Views

Located in the heart of Molonglo Valley, this two-bedroom townhouse offers the perfect blend of townhouse living with serene bush views of Mount Stromlo. Whether you're looking for a great investment or a home to live in, this property is an ideal choice!

Enter through the manicured front courtyard into the naturally lit living area. The centrally located kitchen is equipped with Ariston appliances and ample storage. The ground floor also features a secondary living area with a north-west facing balcony that provides peaceful bush views.

Head upstairs to the second level, where you'll find two well-sized bedrooms, both with built-in wardrobes. The main bedroom, located on the north-west side, boasts a private balcony and an ensuite, while the second bedroom is serviced by a generous main bathroom.

The home is complete with a secure single garage on the lower level, where you'll also find the laundry and additional storage space. Added features include a second allocated car spot, ducted reverse-cycle heating and cooling, and access to the complex gardens and BBQ area.

Situated within the Panorama complex, residents enjoy convenient access to public transport and main roads. This fantastic home is also within walking distance of the new Koko Molonglo precinct and Woolworths, Mount Stromlo, Stromlo Forest Park, Stromlo Leisure Centre, mountain bike tracks, running trails, and Charles Weston School.

Features:

- Tri-level two-bedroom townhouse
- Views of Mount Stromlo
- Two living spaces with central kitchen
- Ariston appliances
- Single garage with laundry and additional storage
- Main bedroom with ensuite and private balcony
- Built-in wardrobes
- Spacious main bathroom
- Neat and private courtyard
- Second allocated car space
- Complex shared gardens and BBQ area
- Walking distance to Koko Molonglo Precinct and Woolworths
- Close to Stromlo Forest Park, Stromlo Leisure Centre, mountain bike tracks and running trails, and Charles Weston School
- Rental Estimate of \$600-\$620 per week
- Built in 2015

EER: 5.5

Living size: 101m² (approx.)

Courtyard size: 18m² (approx.)

Garage size: 21m² (approx.)

Rates: \$426 p.q (approx.)

Body corporate fees: \$970 p.q (approx.)