

13/65 John Gorton Drive, Wright, ACT, 2611



Unit For Sale

Thursday, 18 July 2024

13/65 John Gorton Drive, Wright, ACT, 2611

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Type: Unit

Delightful Terrace Retreat in the Heart of Molonglo

Welcome to your perfect retreat, right in the heart of the Molonglo Valley! This gorgeous 1 bedroom, 1 bathroom apartment offers a delightful blend of cozy, comfort and convenience. Ideal for first home owners and investors, enjoy natural light throughout the day across three spacious outdoor areas providing an ideal setting for relaxation or entertaining guests.

The newly painted walls lend a fresh contemporary ambiance to this home. The living area flowing effortlessly from the outdoor veranda areas to the kitchen, complete with electric cooktop and oven for easy meal preparation. Enjoy year-round comfort with reverse cycle air-conditioning and ceiling fans.

The generously sized main bedroom boasts a large wardrobe and plenty of windows, ensuring a bright and airy atmosphere. Blinds offer privacy and style. An oversized, 20m² single garage is attached to the home and includes internal access to the apartment, adding an extra layer of convenience and security. The laundry is conveniently located in the garage with easy access to the ground floor courtyard.

Ideally located, Wright is a well-planned and ultra-convenient location in the Nation's Capital. An abundance of regular public transport to CBD areas of Canberra is within walking distance a Woolworths Metro, cafes and amenities.

Contact Lauryn Meredith-Rettie on 0488 999 322 to arrange your private viewing today.

Features:

- approx. 50m² of living space
- approx. 13m² of balcony space
- approx. 20m² internal access garage
- EER of 4.5 stars
- Secure garaged parking
- Energy efficient LED lighting throughout
- Reverse cycle air-conditioning
- Stone benchtops
- Dryer included in the garage laundry
- Amenities include are a BBQ area and pool.

Location:

- 1-minute walk to Woolworths Metro
- 5-minute walk to Club Lime Coombs, Medical Practice, Childcare facility, Pharmacy and a Vet.
- 10-minute drive to Woden CBD
- 15-minute drive to Canberra CBD
- 20-minute drive to Canberra Airport

General Rates: \$399 p/q

Body Corporate Fees \$801 p/q

Land Tax: \$473 p/q (if utilised as an investment)