

402/76 Steve Irwin Avenue, Wright, ACT, 2611

Apartment For Sale

Thursday, 7 November 2024



402/76 Steve Irwin Avenue, Wright, ACT, 2611

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: Apartment



Anish Sebastian

Chic Style Spacious Living with Views!

Confidence Real Estate proudly presents this stylish three-bedroom apartment situated in the brand new "Koko" precinct. Convenience, lifestyle and location, breathe easy knowing you will have access to Woolworths & BWS in the below shops. Step inside to find a beautifully maintained and presented home, where the practical layout caters to contemporary living. The spacious living areas, adorned with timber floors, invite you to relax and entertain. The open-plan kitchen, living, and dining areas are the heart of the home, boasting modern finishes, quality appliances, and stone benchtops. Soft-close joinery adds a touch of luxury to the kitchen, making it a joy to cook and entertain. Ceiling to floor sliding doors and windows boast double glazing throughout, this home offers efficiency and style in equal measure. Whether you are a first-time homebuyer, a downsizer looking for a manageable yet stylish space, or an investor eyeing a promising opportunity, this three-bedroom is designed to meet your needs. The layout showcases a master bedroom with a modern and sophisticated ensuite and walk in robe. The second and third bedroom has a built-in robe and a separate stylish bathroom with bathtub and high-end fittings. Allow yourself to relax with views through well sized balcony great for entertaining which is accessible through bedrooms and living area. For an active lifestyle, Stromlo Forest Park and Stromlo Leisure Centre are just a stone's throw away. This location also boasts quick access to the city, making it central to everything you need.

Features of this property include:

- Master ensuite with walk in robe
- Induction cooktop and European appliances
- Stone benchtops and soft close joinery in kitchen
- Reverse cycle heating and cooling
- Built in robes to both bedrooms
- Large living/dining
- Expansive balcony
- European style Laundry
- Separate Powder Room
- Quality blinds and curtains throughout
- Timber flooring throughout living spaces and carpet to bedrooms
- Secured Underground Car park
- Great location and close to local shops
- Rooftop pool included for residents
- NBN fibre to the premises

Total Floor Area: 121sqm approx.

EER : 6

Rates: \$462.87 per quarter approx.

Land Tax: \$586.75 per quarter approx. (for investors only)

Admin Fees: \$1,217.06 per quarter approx.

All figures are approximate

For further details, please contact Anish by submitting an enquiry below or calling on 0450865524.

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