

48/566 Cotter Road, Wright, ACT, 2611

CARTER + CO

Apartment For Sale

Thursday, 16 January 2025

48/566 Cotter Road, Wright, ACT, 2611

Bedrooms: 2

Bathrooms: 2

Parkings: 2

Type: Apartment

Bright and Breezy, Modern and Easy

The Features You Want To Know.

- + Spacious two-bedroom and two-bathroom apartment
- + Light-filled open-plan living/dining
- + Well-equipped kitchen with stone benchtops, gas cooktop, oven, and dishwasher
- + Bedrooms with large built-in robes
- + Master bedroom features an ensuite
- + The main bathroom offers a vanity and a large shower
- + Reverse-cycle split system heating and cooling
- + Separate Laundry
- + Spacious private balcony
- + Two secured car spaces plus a storage cage
- + Intercom access
- + NBN ready

The Location.

- + 2 Minutes to Charles Weston School
- + 5 Minutes to Stromlo Leisure Centre
- + 6 Minutes to Evelyn Scott School
- + 7 Minutes to Cooleman Court
- + 14 Minutes to Canberra Centre

Why You Want To Live Here.

Welcome to this beautifully designed, modern apartment that offers the perfect blend of style, comfort, and functionality. With its generous living area, quality finishes, and an abundance of natural light, it offers a comfortable and stylish lifestyle for those seeking convenience and ease, this home is designed to meet the demands of contemporary life and promises an exceptional lifestyle.

The kitchen is beautifully designed with a stone benchtop, a gas cooktop, an oven, and a built-in dishwasher, all designed to make meal preparation a breeze. The open-plan living and dining area is bright and airy, seamlessly flowing into each other to create a welcoming space for both casual living and entertaining. A dedicated study nook provides the perfect spot for working from home or studying. The living area is also equipped with a reverse cycle split system, ensuring year-round comfort, no matter the weather.

The apartment features spacious bedrooms with large built-in wardrobes, each fitted with elegant glass sliding doors for easy access and plenty of storage, the master bedroom is complete with an ensuite. The main bathroom features a large Vanity and a separate shower. A separate laundry area, located just off the kitchen, features a stainless-steel sink and storage space, making it easy to keep your home organized and tidy.

Outside, the spacious private balcony provides the perfect place to relax or entertain in the fresh air, offering room for outdoor seating. The apartment further enhances your living experience with intercom access for added security and two secure car parks along with a storage cage, providing peace of mind and effortless convenience.

This apartment perfectly combines modern design, functionality, and comfort, making it an ideal choice that offers everything you need for easy and everyday living.

The stats you need to know!

- + Block: 5
- + Section: 15
- + EER: 6 stars
- + Unit Plan: 12692
- + Built: 2021
- + Internal Living: 79 m² (approx.)
- + Balcony: 20 m² (approx.)
- + Car: Two secured car spaces and a storage cage
- + Rates: \$427 per quarter. (approx.)
- + Land Tax: \$545 per quarter. (approx.) *only payable if rented
- + Strata: \$1,369 per Quarter (approx.) *including sinking fund
- + Heating and cooling: Split System
- + Rental Appraisal: \$540 - \$560 Per week