

510/76 Steve Irwin Avenue, Wright, ACT, 2611



Apartment For Sale

Tuesday, 5 November 2024

510/76 Steve Irwin Avenue, Wright, ACT, 2611

Bedrooms: 2

Bathrooms: 2

Parkings: 2

Type: Apartment

Do it the Wright Way

Welcome to your new sanctuary in the family-friendly suburb of Wright! This beautifully presented two-bedroom apartment offers a perfect blend of style, comfort, and functionality, making it an ideal choice for those seeking a modern lifestyle.

As you step inside, you'll be greeted by a spacious open-plan living area that flows effortlessly into the open living, dining and kitchen space, creating a warm and inviting atmosphere for entertaining friends or enjoying quiet evenings at home. The large windows bathe the living area in natural light, while the south-west facing orientation ensures you'll enjoy stunning views from your expansive balcony—perfect for alfresco dining or unwinding after a long day.

The kitchen is a chef's dream, featuring generous bench space, sleek cabinetry, and top-of-the-line Smeg appliances, making meal preparation a pleasure. Whether you're hosting a dinner party or whipping up a quick breakfast, this kitchen has everything you need. The two bedrooms are intelligently positioned on either side of the apartment, ensuring a comfortable layout. Nearby, the additional bathroom is elegantly designed with full-height tiling, adding a modern flair that enhances the apartment's overall aesthetic.

The development itself boasts resort-style amenities, including a stunning rooftop pool, sky garden, and alfresco areas that are perfect for relaxation or entertaining guests. Wright is renowned for its family-friendly atmosphere and offers easy access to nearby parks, playgrounds, and scenic walking and cycling trails, making it a perfect environment for families and outdoor enthusiasts alike. Enjoy the convenience of the Coombs shops, schools, and a medical centre, as well as a host of specialty stores, cafes, and supermarkets, including Woolworths and Capital Chemist.

Currently tenanted at \$580 per week, with the lease ending in November, this apartment presents an exceptional opportunity for investors looking to expand their portfolio or first-time buyers eager to step into the market.

Features:

Development: KOKO

Pelle Projects & PK Nominees Developments

Designed by Oztal Architects

Floor to ceiling double glazed windows

Engineered timber flooring and carpets to the bedrooms

Open plan living, dining and kitchen

Light filled, level 5 apartment

South- west facing

Reverse cycle heating and cooling in living and main bedroom

Induction cooktop

SMEG appliances in kitchen

Stone waterfall benchtop

Externally ducted rangehoods

Soft close kitchen joinery

Wall hung bathroom vanities

Full height bathroom tiling

LED lights

High ceilings

Electric hot water unit

Ample storage throughout

Full height tiling in bathroom

European laundry

NBN-FTTP

Pet friendly

2 secure basement car spaces

Storage cage in basement

Rooftop Pool

Alfresco and Sky Garden

Convenient access to a variety of specialty shops, take-away restaurants, cafés, a barber shop, hairdresser, Capital Chemist, Upmarket Indian Supermarket, dry cleaners, cycle city bike shop, BWS and Woolworths. Koko's doorstep offers a perfect blend of convenience and comfort, with nearby parks, playgrounds, walking and biking trails, as well as the Coombs shops, medical centre and school are also located across the road.

Essentials:

EER: 6

73m² of living

25m² balcony

Rates: \$424.28 per quarter (approx.)

Rental estimate: \$560-\$580 per week

Strata: \$1,606.53 for six months (approx.)

Vantage Strata

Age: 1 year