

**89/41 Philip Hodgins Street, Wright, ACT, 2611**

**Apartment For Sale**

Wednesday, 13 November 2024



89/41 Philip Hodgins Street, Wright, ACT, 2611

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Type: Apartment**

## **Panorama: Apartment with Telstra Tower and Black Mountain Views!**

89/41 Philip Hodgins Street is in the heart of Wright, One of Canberra's most beautiful Suburb. Built by Empire Building Group and award-winning Kasperek Architects, Panorama is perfect for First home buyers, downsizers and investors.

This beautifully designed 2-bedroom, 2-bathroom, 1- basement car park apartment offers a perfect blend of comfort, convenience, and stunning views. Easy access to Weston, Woden, Belconnen and the City Centre. As you step inside, you'll immediately appreciate the spacious open-plan living area that flows seamlessly into the modern kitchen, ideal for entertaining or relaxing with family. The apartment features two well-appointed bedrooms, each offering ample natural light and storage space. The master bedroom includes an en-suite bathroom for added privacy and convenience.

One of the standout features of this property is its ground-floor location, Ensuring wheelchair accessibility for all. Enjoy the breathtaking views of Black Mountain and Telstra Tower from your living space and balcony providing a serene backdrop to your daily life. Situated in a prime location, this apartment is just a stone's throw away from local schools and shops, making it perfect for families or anyone seeking a vibrant community atmosphere. With the added benefit of a dedicated basement parking space, you'll have the convenience you need right at your doorstep.

Don't miss out on this incredible opportunity to own a piece of Wright that combines modern living with a fantastic location.

Key features of the property-

- 2 Bedroom / 2 Bathroom / 1 Basement Carpark
- Freshly painted
- New hybrid flooring
- Window's covering to all the windows
- Reverse cycle heating and cooling system in the living area
- A large outdoor balcony with stunning views of Telstra tower and black mountain
- Built-in wardrobes in both bedrooms
- Wheelchair accessibility
- Secure tandem parking for one car in the basement
- kitchen with stone benchtops, appliances, and ample storage
- European Style Laundry with dryer
- 1 Storage cage in the carpark
- Plenty of visitor parking
- Shared barbecue facilities for outdoor entertaining
- Just a 15-minute drive to the city, with Woden and Belconnen only 10 minutes away

Nearby-

- Tishler Street Playground
- Cooleman Court Shopping
- Charles Weston & Evelyn Scott School
- Stromlo Forest Park
- Denman Village Shops
- Stromlo Leisure Centre
- National Arboretum
- Molonglo River
- Woolworths Metro Wright

Key Figures-

- Energy efficiency rating – 6 stars
- Living area – 71 m2 approx.
- Balcony – 18 m2 approx.
- Total area- 89 m2 approx.
- Rates - \$427.64 per quarter approx.
- Land Tax- \$528.03 per quarter (For investors only) approx.
- Body Corporate fees- \$712.05 per quarter approx.
- Sinking Fund- \$345.90 per quarter approx.

All figures are approximate

For further details, please contact Honey Singla by submitting an enquiry below or calling on 0466666807.

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