



## Wright, 208/76 Steve Irwin Avenue

### Brand New Two Bedroom Apartment

Located at the corner of John Gorton Drive and Steve Irwin Avenue, Koko offers everything you need for a well-balanced life.

Designed by award-winning Oztal Architects, Koko are magnificent in design and outstanding in quality. The spacious floor plans focus on maximising natural light and the surrounding views. A seamless flow of space effortlessly connects the spacious interiors with the generous balconies.

Boasting conveniences at their doorstep, but with Koko it's true. Commercial tenancies so far consist of Woolworths, BWS and F45 and with more tenancies to come, life at Koko is only going to get more convenient.

Features include:



**Disclaimer:** All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.



**For Lease**

Please Call

**View**

[ljhooker.com.au/29SKFHK](http://ljhooker.com.au/29SKFHK)

**Contact**

**Selena Wang**

0433 893 510

[selena.wang@ljhcanberracity.com.au](mailto:selena.wang@ljhcanberracity.com.au)

**Stacie Baker**

0404 365 887

[Stacie.baker@ljhcanberracity.com.au](mailto:Stacie.baker@ljhcanberracity.com.au)

**EER** ★★★★★★

**LJ Hooker Canberra City**  
**(02) 6249 7700**

- Close to supermarket
- Double glazing
- Laminate timber flooring
- Stone benchtops
- Soft close joinery
- Reverse cycle air conditioning
- Instantaneous hot water

No current EER

Subject to Settlement

The property does not comply with the minimum ceiling insulation standard.

#### Suburb Snapshot:

Wright was the first of 13 suburbs built in the Molonglo Valley, a massive development project that connects Weston Creek to Belconnen and houses 55,000 residents.

Wright is named after Australian poet and writer Judith Wright McKinney.

From Wright, it's a ten minute drive to the city and a 15 minute drive to Belconnen and Tuggeranong.

Wright embraces the natural environment, with wide tree-lined streets and recreational and cycle paths connecting the suburb to surrounding amenities such as Stromlo Forest Park, the Molonglo River corridor, Coombs local shops and school, the National Arboretum Canberra and Civic Centre.

Wright also has five open spaces and play areas, and most homes are within 800 metres of public transport. After a short time without a bus route, Wright now has the population to support public transport and ACTION buses pass through the suburb regularly.

Streets in Wright are named after: Environment, poets and butterflies

#### Disclaimer:

Please note that while all care has been taken regarding general information and marketing information compiled for this rental advertisement, LJ HOOKER CANBERRA CITY does not accept responsibility and disclaim all liabilities in regard to any errors or inaccuracies contained herein. We encourage prospective tenants to rely on their own investigation and in-person inspections to ensure this property meets their individual needs and circumstances.

#### PETS:

Please be aware that at all stages of tenancy this property requires consent to be sought from the lessor for the keeping of any pets at the premises. Consent must be provided before any pets are at the premises.

#### RENTING BOOK:

A copy of The Renting Book can be found at: <https://justice.act.gov.au/renting-book>



**LJ Hooker Canberra City**  
**(02) 6249 7700**

**Disclaimer:** All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

## More About this Property

<b>Property ID</b>	29SKFHK
<b>Property Type</b>	Apartment
<b>Including</b>	Air Conditioning

### Selena Wang

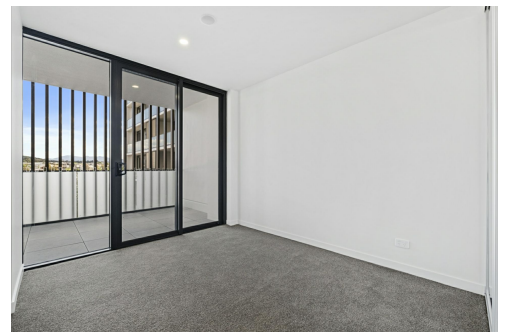
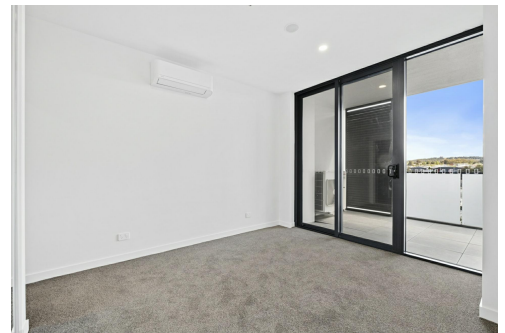
Property Investment Manager | [selena.wang@ljhcanberracity.com.au](mailto:selena.wang@ljhcanberracity.com.au)

### Stacie Baker

Business Development Manager – Head of Property Management |  
[Stacie.baker@ljhcanberracity.com.au](mailto:Stacie.baker@ljhcanberracity.com.au)

### LJ Hooker Canberra City (02) 6249 7700

1st Floor, 182 – 200 City Walk, CANBERRA CITY ACT 2601  
[canberracity.ljhooker.com.au](http://canberracity.ljhooker.com.au) | [canberracity@ljhooker.com.au](mailto:canberracity@ljhooker.com.au)



**LJ Hooker Canberra City**  
**(02) 6249 7700**

**Disclaimer:** All information contained therein is gathered from relevant third parties sources.  
We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.