

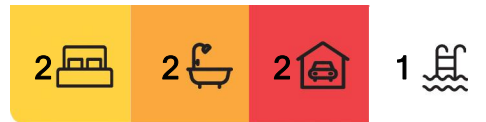


## Wright, 101/76 Steve Irwin Avenue

Stylish, Spacious Living in Wright!

Welcome to your new home on Steve Irwin Avenue, a vibrant and emerging community in the heart of Wright. This larger-than-standard north-facing apartment offers an exceptional opportunity for first-time buyers or those looking to downsize without compromising on space. With two bedrooms, two bathrooms, and secure parking for two vehicles, this modern residence is perfectly designed for comfortable living. Enjoy the convenience of having shops right at your doorstep, including major grocery stores, a café/pub, and more.

Step inside and be greeted by a light-filled interior that seamlessly integrates with the outdoors through a private balcony. The spacious open-plan living area is enhanced by floorboards and contemporary finishes that exude style and sophistication. Whether you're preparing dinner in the well-appointed kitchen or relaxing in one of the bedrooms with built-in robes, this home provides a perfect blend of functionality and comfort. The intercom system and secure parking add an extra layer of convenience and peace of mind.



**For Sale**  
\$575,000+

**View**  
By Appointment

**Contact**  
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**EER** ★★★★★★

**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.

Location is key, and this apartment does not disappoint. With stunning city and mountain views visible both day and night, you'll find yourself captivated by the ever-changing scenery. The proximity to local amenities ensures that everything you need is within reach, making life a breeze. Don't miss out on this affordable opportunity to own a piece of Wright's thriving community. Act now to secure your future in this dynamic location!

Features:

- Spacious living size
- Island bench
- Breakfast bar
- North facing
- Shops on ground floor including newly opened Aldi
- Floorboards to living and carpet to bedrooms

Essentials:

- Living Space: 79 sqm
- Balcony: 34 sqm
- Total space: 113 sqm
- Strata: \$1,139 p.q. (approx.)
- Rates: \$363 p.q. (approx)
- Land tax: \$458 p.q. (approx.) investors only
- EER: 6 stars

## More About this Property

<b>Property ID</b>	2DE1FHK
<b>Property Type</b>	Apartment
<b>House Size</b>	113 m2
<b>EER</b>	6
<b>Including</b>	Air Conditioning Intercom Pool Balcony Dishwasher Floorboards Built-in-Robes Secure Parking Liveability

### Rafaela Wiedemann

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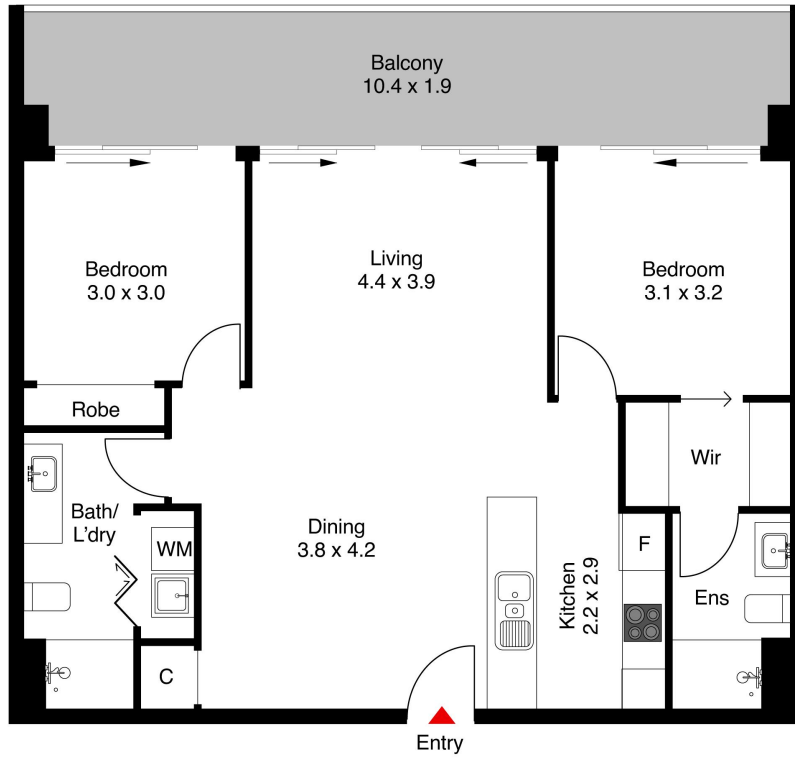
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The site plan and area not to scale; measurements are indicative and in metres. Bushes and trees are placed for illustration purposes. Plans should not be relied on. Interested parties should make and rely on their own enquiries.



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