



116/69 John Gorton Drive, Wright

Spacious Convenient and Amazing Views

Experience elevated living in the vibrant Molonglo Valley with this beautifully appointed three bedroom apartment, perfectly positioned within the sought after KOKO precinct. Offering generous proportions, quality finishes, and an unbeatable lifestyle location, this home is ideal for families, downsizers, or astute investors seeking strong growth potential.

Designed for comfort and functionality, the apartment features three spacious bedrooms, two stylish bathrooms, and two secure basement car spaces plus storage. The well considered floorplan provides excellent separation between bedrooms, while expansive windows invite an abundance of natural light throughout the open-plan living and dining areas.

At the center of the home, the modern kitchen impresses with premium SMEG appliances, a stone waterfall island bench, soft close cabinetry, and ample storage, perfect for everyday living and entertaining alike. The living area flows effortlessly onto a generous private balcony, creating the perfect setting to relax, host guests, and enjoy elevated district views.

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FOR SALE
\$669,000+

VIEW
Sat 7th Mar @ 11:45AM - 12:15PM

AGENTS

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AGENCY

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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.

 **LJ Hooker**

Year round comfort is ensured with reverse cycle heating and cooling, while quality inclusions such as double glazed windows, hybrid timber look flooring, LED lighting, and full height bathroom tiling enhance both style and energy efficiency.

Residents enjoy exclusive access to superb rooftop amenities including a swimming pool, landscaped sky garden, and alfresco entertaining spaces, delivering a resort style atmosphere right at home.

Set in one of Canberra's fastest growing communities, this home delivers outstanding everyday convenience. Right downstairs, you'll find specialty retailers, cafés, restaurants, a barber, beauty services, plus major essentials including Woolworths, Aldi, KFC, BWS and Capital Chemist.

Features:

- Premium northwest aspect with panoramic views
- Three spacious bedrooms
- Two modern bathrooms
- Two secure basement car spaces (larger than normal)
- Stone waterfall island bench
- Double glazed windows and window tint in bedroom 2 and 3
- Reverse cycle heating and cooling
- Private balcony with elevated outlook
- Disability friendly design
- Rooftop pool, sky garden & entertaining area
- SMEG appliances
- Pet friendly complex
- NBN ready

Essentials:

- EER: 6 Stars
- Living: 113m²
- Balcony: 20m²
- Total Size: 133m²
- Rates: \$506 pq (approx.)
- Strata: \$1,675.28 pq (approx.)
- Year Built: 2023
- Rental Estimate: \$730 to \$750 per week

A stylish and low maintenance residence offering space, quality, and lifestyle in equal measure. An outstanding opportunity to secure a premium apartment in a high growth location.

MORE DETAILS

Property ID	2F36FHK
Property Type	Apartment
EER	6

Hamid Muradi 0424 858 600

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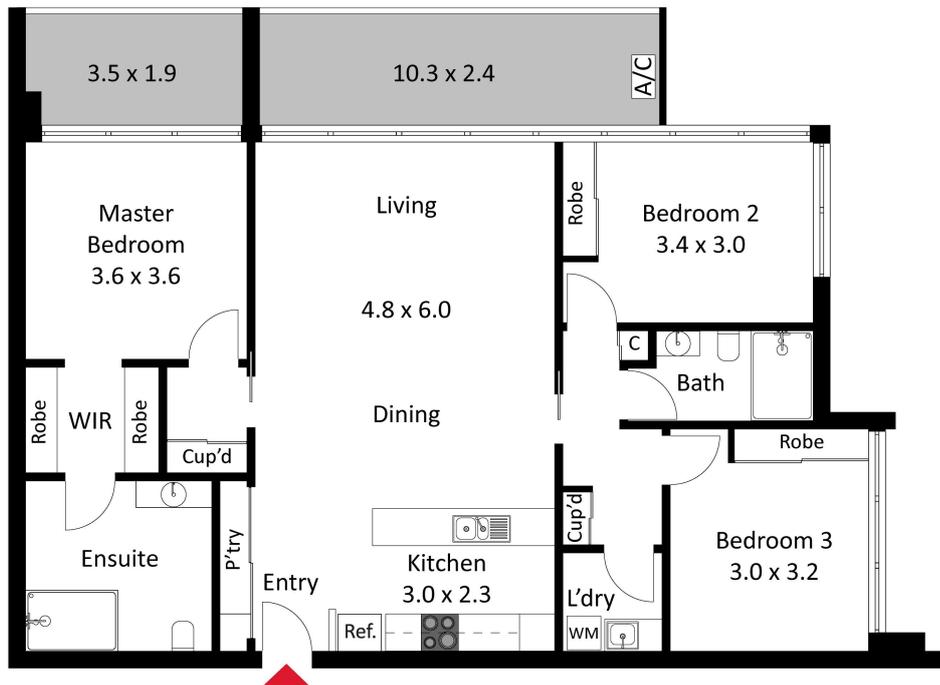
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The floor plan is not to scale; measurements are indicative and in metres. Exterior elements are not in position. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

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