

## Wright, 24/566 Cotter Road BRIGHT, MODERN & NORTH FACING

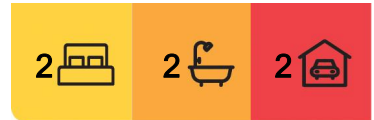
In the heart of the Molonglo Valley, this stylish residence offers a superb inner-city lifestyle with a fabulous location, a northerly aspect and stunning views!

Located on the second floor of the renowned Curzon apartments, this desirable apartment comprises of two spacious bedrooms and two bathrooms offering quality finishes and a well thought out floor plan which perfectly captures the incredible views towards Black Mountain Tower.

As you enter this immaculate apartment you are welcomed by the bright, open plan living and dining area which flows out onto the north facing balcony. Entertaining is easy, the kitchen overlooks the living and dining area and provides an abundance of stone benchtops and storage space, with stylish subway tiles, stainless steel appliances including gas cooking and dishwasher. There is also a study nook for sunny and convenient working from home, plus a walk in laundry/pantry for added liveability.



**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 Sale**  
\$545,000 +

**View**  
[ljhooker.com.au/HEDH5W](http://ljhooker.com.au/HEDH5W)

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**EER** ★★★★★

**LJ Hooker Woden | Weston**  
**(02) 6288 8888**

The master bedroom is generous in size and offers an ensuite, both bedrooms are poised to embrace the northerly aspect. The second bathroom is centrally located to service bedroom 2 and guests.

Relax and enjoy the lifestyle on offer by living in the Curzon complex, featuring an architecturally designed BBQ area and fully equipped gym, within close proximity to the beautiful Stromlo Forest Park, Koko shopping precinct and the amazing parks and playgrounds of Wright. Just a short drive to Cooleman Court, Westfield Woden and the CBD.

The floor plan is both stylish and practical making it ideal for any live-in owner that is looking for a brand-new home or investor looking for a perfect property to grow their portfolio.

Apartment features;

- Open plan living with floor to ceiling windows and access to the balcony with amazing views.
- Reverse cycle heating and cooling unit to living
- North facing
- Stone bench tops, gas cooking, stainless steel appliances and dishwasher to the kitchen
- Mirrored built in robes
- Walk in laundry/pantry
- Intercom system
- Study nook & linen cupboard
- Master bedroom with ensuite, both bedrooms enjoying northerly aspect
- Additional bathroom
- Two secure carspaces + storage cage

Apartment size: 78m<sup>2</sup>

Balcony size: 9m<sup>2</sup>

Rates: \$1,467.39 p.a. (approx)

Land Tax: \$1,856.72 p.a. (approx)

Body Corporate: \$1,641.90 p.q. (approx)

Construction: 2020

EER: 6.0 Stars



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## More About this Property

<b>Property ID</b>	HEDH5W
<b>Property Type</b>	Apartment
<b>House Size</b>	87 m <sup>2</sup>
<b>EER</b>	6
<b>Including</b>	Air Conditioning Intercom Balcony Dishwasher Built-in-Robes

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Indicative only. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However, we cannot guarantee its accuracy and interested persons should rely on their own enquiries.

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