



Wright, 302/76 Steve Irwin Avenue

Wright Living - Bright & Central

Located in the heart of the Molonglo Valley, Wright offers a serene yet connected lifestyle, perfect for young families or downsizers seeking modern living in a vibrant, emerging community. This 3-bedroom, 2-bathroom apartment in the KOKO development is not only a standout within the complex but also features the largest internal floorplan available. In comparison to other 3-bedroom apartments in the area, this home offers unrivalled spaciousness, making it a rare find. With stunning views toward Mount Stromlo, the apartment blends high-end finishes with thoughtful design, ensuring both style and practicality. This is an exceptional opportunity for those looking to embrace modern living in a growing community.

This north-facing, light-filled apartment, features floor-to-ceiling double glazed windows, allowing natural light to flood the open-plan living, dining, and kitchen areas. With timber flooring and plush carpets in the bedrooms, it offers a harmonious balance of comfort and durability. The kitchen is a culinary delight, equipped with premium SMEG appliances, an

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For Sale

Offers Over \$665,000

View

ljhooker.com.au/2BZ7FHK

Contact

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EER



LJ Hooker Canberra City

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induction cooktop, stone waterfall benchtop, and soft-close joinery for a sleek, modern finish.

The luxurious feel extends to the bathrooms with wall-hung vanities and full-height tiling, while the European laundry and ample storage throughout ensure the apartment is as functional as it is beautiful.

Wright is a family-friendly suburb with easy access to nearby parks, playgrounds, and scenic walking and cycling trails. Residents enjoy the proximity to the Coombs shops, schools, and a medical centre, as well as a host of specialty stores, cafes, and supermarkets, including Woolworths and Capital Chemist. The development itself offers resort-style amenities, including a rooftop pool, sky garden, and alfresco areas, perfect for relaxation or entertaining.

Wright's peaceful setting, combined with its easy access to Canberra's major hubs, makes this apartment a fantastic choice for anyone seeking the best of both worlds. With its modern design and prime location, it presents an unbeatable opportunity for those looking to settle in the thriving Molonglo Valley region.

Features:

Development: KOKO

Pelle Projects & PK Nominees Developments

Designed by Oztal Architects

Large 3-bedroom apartment

Floor to ceiling double glazed windows

Hybrid vinyl plank with timber print flooring and carpets to the bedrooms

Open plan living, dining and kitchen

Light filled, level 3 apartment

North facing

Reverse cycle heating and cooling

Induction cooktop

SMEG appliances in kitchen

Stone waterfall benchtop

Externally ducted rangehoods

Soft close kitchen joinery

Wall hung bathroom vanities

Full height bathroom tiling

LED lights

High ceilings

Electric hot water unit

Ample storage throughout

Full height tiling in bathroom

European laundry

NBN-FTTP

Pet friendly

2 secure basement car spaces

Storage cage in basement

Rooftop Pool

Alfresco and Sky Garden



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Convenient access to a variety of specialty shops, take-away restaurants, cafés, a barber shop, hairdresser, Capital Chemist, Upmarket Indian Supermarket, dry cleaners, cycle city bike shop, BWS and Woolworths. Koko's doorstep offers a perfect blend of convenience and comfort, with nearby parks, playgrounds, walking and biking trails, as well as the Coombs shops, medical centre and school are also located across the road.

Essentials:

EER: 6

112m² of living

17m² balcony

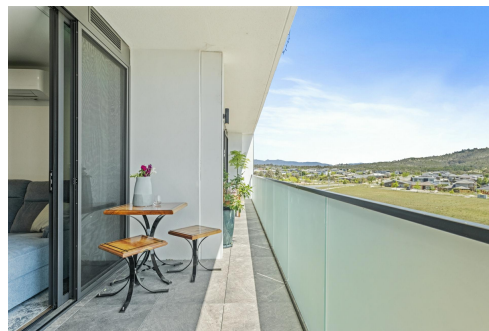
Rates: \$460.90 per quarter (approx.)

Rental estimate: \$660-\$680 per week

Strata: \$2,600 every 6 months (approx.)

Vantage Strata

Age: 1 year



More About this Property

Property ID	2BZ7FHK
Property Type	Apartment
House Size	129 m2
EER	6

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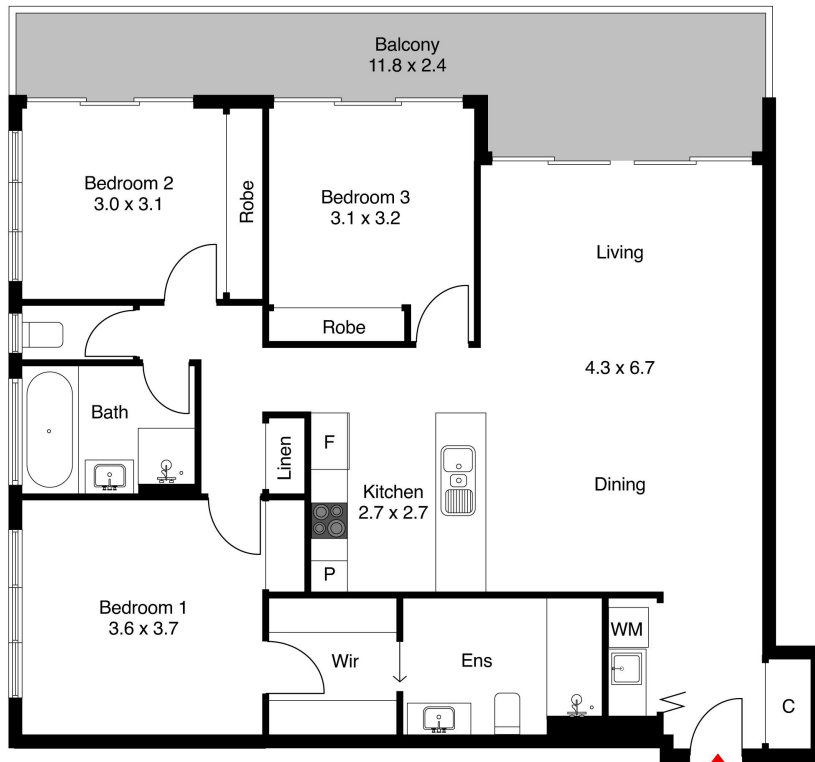
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The site plan and area not to scale; measurements are indicative and in metres. Bushes and trees are placed for illustration purposes. Plans should not be relied on. Interested parties should make and rely on their own enquiries.



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