

307/76 Steve Irwin Avenue, Wright

## Gorgeous 2 bedroom apartment with Stunning views

Welcome to modern living at KOKO in the thriving Molonglo Valley suburb of Wright. Perfectly positioned in one of Canberra's fastest growing communities, this spacious apartment delivers style, comfort, and everyday convenience. Ideal for first home buyers, downsizers, or savvy investors.

Designed with lifestyle in mind, the home offers two generous bedrooms, two contemporary bathrooms, and two secure basement car spaces. The larger than standard floorplan is filled with natural light, enhanced by high ceilings and floor to ceiling double glazed windows.

At the heart of the apartment is a beautifully appointed kitchen featuring SMEG appliances, a stone waterfall benchtop, soft close cabinetry, and an externally ducted rangehood. The open plan living and dining area flows seamlessly onto a large private balcony, the perfect space to entertain, unwind, and take in sweeping views toward the city and Black Mountain.

Comfort is assured year round with reverse cycle heating and cooling to both the living area and main bedroom, while thoughtful inclusions

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### FOR SALE

Please Call

### AGENTS

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### AGENCY

LJ Hooker Canberra City

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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**

such as hybrid timber-look flooring, full height bathroom tiling, wall hung vanities, LED lighting, and a European laundry add to the home's modern appeal.

Residents of KOKO enjoy exclusive access to premium rooftop facilities including a swimming pool, alfresco entertaining area, and sky garden, creating a resort style environment right at home.

Downstairs, convenience is unmatched. A new Aldi, café and pub, Woolworths, KFC, BWS, Capital Chemist, specialty grocers, take away options, a barber, hairdresser, bike shop, and dry cleaners are all just steps away. Parks, playgrounds, walking and cycling trails, along with Coombs shops, medical center, and school, are also close by.

**Features:**

- Two bedrooms | Two bathrooms | Two secure car spaces
- Storage cage in basement
- Elevated views
- SMEG cooktop and quality appliances
- Stone waterfall island bench
- Reverse cycle heating and cooling
- Double-glazed windows
- High ceilings
- NBN FTTP
- Pet friendly complex
- Rooftop pool, alfresco area and sky garden

**Essentials:**

- Total Size: 98 sqm (approx.)
- Strata: \$1,172.7 pq (approx.)
- Rates: \$472 pq (approx.)
- Land Tax: \$561.82 pq (investors only, approx.)
- EER: 6 Stars
- Rental Estimate: \$600 to \$620 per week

A stylish, modern, low maintenance home in a location that continues to grow in popularity. This is an opportunity not to be missed.

Photography Disclaimer: Some images may have been virtually staged to better showcase the true potential of the rooms and spaces in the home. Alternatively, while the property may have been staged for photography, it might be vacant during your inspection.

**MORE DETAILS**

Property ID	2F14FHK
Property Type	Apartment
House Size	98 m2
EER	6

**Hamid Muradi 0424 858 600**

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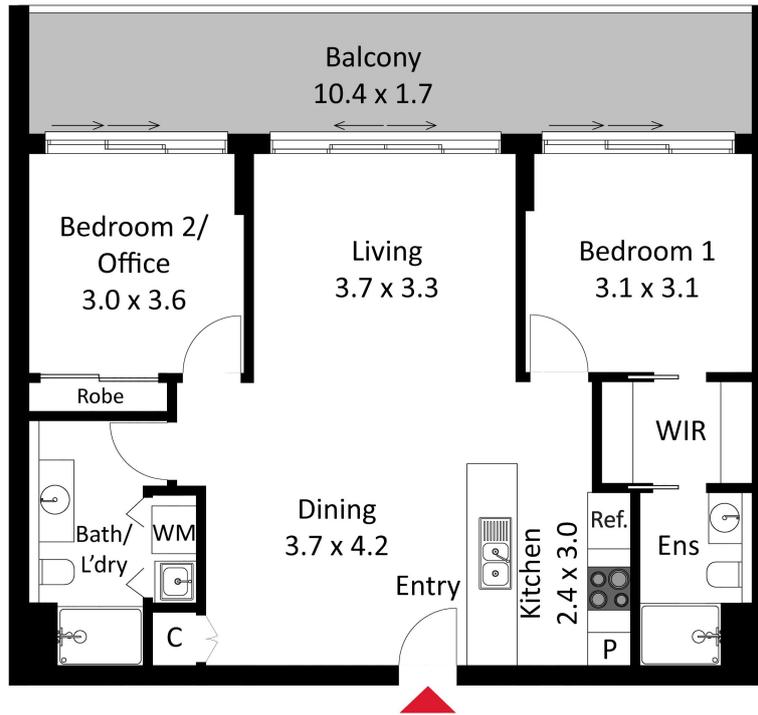
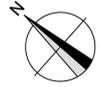
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The floor plan is not to scale; measurements are indicative and in metres. Exterior elements are not in position. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

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