

316/69 John Gorton Drive, Wright

## Premium 3 Bedroom Home at KOKO

Discover a new benchmark in modern living with this beautifully crafted three bedroom, two bathroom residence at KOKO in Wright - where contemporary design, comfort, and convenience seamlessly connect.

This expansive apartment captures sweeping views and abundant natural light. A thoughtfully designed floorplan delivers effortless indoor—outdoor flow, highlighted by hybrid vinyl flooring, a premium SMEG equipped kitchen with induction cooking and stone benchtops, and a spacious open plan living area extending to a large private balcony perfect for entertaining or unwinding at the end of the day.

Enjoy year round comfort with reverse-cycle split-system heating and cooling, double-glazed windows, and electric instantaneous hot water. Everyday convenience is also taken care of with two secure basement car spaces and additional storage.

With an unbeatable location, KOKO places everything at your doorstep, from specialty stores, cafés, eateries, a barber, and beauty services to Woolworths, Aldi, BWS, Capital Chemist, and more. Surrounded by parks, playgrounds, and picturesque walking and

3  2  2 

**FOR SALE**  
\$679,000+

### AGENTS

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### AGENCY

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 **LJ Hooker**

cycling trails, the area delivers a lifestyle that's equal parts vibrant and relaxed. The Coombs shops, medical center, and school are just across the road for exceptional convenience.

#### Key Features:

Premium northwest aspect with panoramic views  
Light-filled open-plan living, dining, and kitchen  
Two secure basement car spaces  
SMEG induction cooktop and stone benchtops  
Hybrid vinyl flooring; carpeted bedrooms  
Reverse-cycle split-system heating and cooling  
Electric instantaneous hot water  
Rooftop pool and sky garden

- friendly building

LED lighting  
High ceilings  
NBN FTTP connectivity

#### Essentials:

Strata: \$1,524 p.q. (approx.)  
Rates: \$453 p.q. (approx.)  
Land Tax: \$569 p.q. (approx., investors only)  
Rental Estimate: \$680—\$700 per week  
Living: 113m<sup>2</sup>  
Balcony: 20m<sup>2</sup>  
Total Size: 143m<sup>2</sup>  
EER: 6 Stars

#### MORE DETAILS

Property ID	2EKNFHK
Property Type	Apartment
EER	6
Including	Air Conditioning Balcony Floorboards

#### Hamid Muradi 0424 858 600

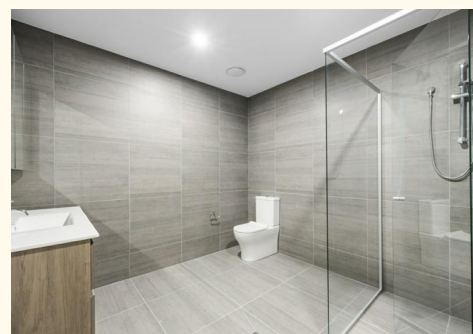
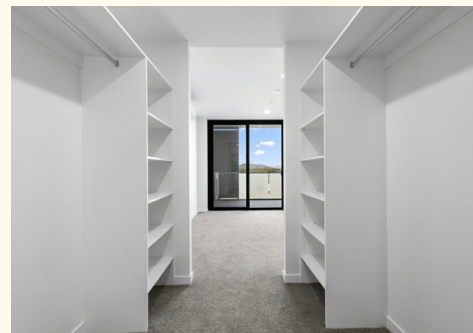
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Scale: 1:100@A4

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