



35/16 Alex Colley Crescent, Wright

## Versatile, Light-Filled Living with Rumpus/3rd Bedroom Flexibility

Positioned in the heart of the Molonglo Valley, now flourishing with shopping, dining and lifestyle options, this beautifully designed townhouse showcases a fresh, bright colour palette and a thoughtfully crafted floorplan that adapts effortlessly to modern living. Combining sleek contemporary finishes with exceptional flexibility, this residence offers a refined yet practical lifestyle ideal for professionals, downsizers, families, or investors seeking both sophistication and versatility.

The main living level welcomes you with a light-filled open plan living and dining area, where expansive windows and modern finishes enhance the sense of space and warmth. The stylish kitchen with quality stone benchtops, ample storage, induction cooktop and dishwasher integrates seamlessly with the living zone, creating an inviting hub for entertaining or everyday living. Sliding doors extend the space to a private courtyard - perfect for alfresco dining, quiet relaxation, pets, or hosting guests in a low-maintenance outdoor setting.

Also located on the main level, a generous multipurpose room adds exceptional flexibility to the home. Currently configured as a study or

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**FOR SALE**  
\$595,000+

**VIEW**  
By Appointment

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Interested parties must rely solely on their own enquiries.

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an ideal guest retreat, this adaptable space offers the provision to be enclosed and converted into a third bedroom if desired. With its own access to a second private courtyard, it provides an ideal environment for working from home, accommodating guests, or creating a private additional living zone. A powder room is also positioned on this level for further convenience.

Upstairs, two spacious bedrooms offer comfort and privacy, including a beautifully appointed main suite complete with ensuite and access to a private balcony. Elevated and peaceful, this outdoor retreat is perfect for enjoying your morning coffee or unwinding in the evening. The second bedroom is well sized and serviced by the main bathroom adjacent.

For further comfort and convenience, R/C heating and cooling units are positioned in the living area and both bedrooms. Double glazed windows and doors contribute to the energy efficiency and there is a covered carspace with storage cage. Flourishing with lifestyle amenities, Wright is now home to the KOKO shopping precinct including Woolworths metro, Aldi, plus an array of dining options. Surrounded by green spaces and walking trails, playgrounds and open green spaces that make Molonglo living so desirable. You're just minutes to Cooleman Court Shopping Centre, Stromlo Forest Park, Charles Weston School, plus easy access to arterial roads.

Thoughtfully designed to maximise light, functionality, and versatility, this contemporary residence offers an opportunity to secure a home that can evolve with your needs - whether as a flexible family home, or future-ready investment.

- Flexible floorplan with multipurpose rumpus, study, or guest room, provision to convert to third bedroom
- Open plan living and dining flowing seamlessly to private courtyard
- Two spacious upstairs bedrooms, including main suite with ensuite and balcony
- Two private courtyards offering excellent indoor-outdoor living options
- Stylish, modern kitchen with quality appliances and ample storage
- Excellent separation of living and accommodation zones
- Powder room on lower level for guest convenience
- 3x R/C heating and cooling units
- Ideal for professionals, families, downsizers, or investors
- Double glazing throughout

Living size: 100m<sup>2</sup> living + 31m<sup>2</sup> courtyards

Rates: \$436 p.q (approx.)

Land tax: \$538 p.q (approx.)

Body corporate: \$909 p.q (approx.)

Construction: 2022

EER: 6 stars



## MORE DETAILS

Property ID JT8H5W  
Property Type Apartment  
EER 6

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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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