







36/41 Philip Hodgins Street, Wright

FANTASTIC INVESTMENT OPPORTUNITY

OPEN HOME 5TH SEPT CANCELLED - please contact Jane or Emma

With beautiful views over Mt Stromlo, well and truly living up to its name, this spacious light-filled apartment within Panorama is ideal for downsizers, first home buyers, and investors alike.

Generous sized windows and a sunny aspect amplify the living space within a well-designed open plan layout, including reverse cycle heating and cooling unit.. The modern kitchen boasts stone bench tops, high-quality stainless-steel appliances and stylish tiled flooring which extends throughout the living space. Sliding doors flow to a generous private balcony looking out to rolling hills, setting this home apart from the rest.
Two spacious bedrooms offer built in robes and plenty of space, the main bedroom offering ideal balcony access and an ensuite. There is also an additional modern bathroom for guests plus a concealed laundry.

Peacefully located in the highly sought after Panorama Complex, you have access to a beautiful BBQ area for entertaining, as well as lift

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FOR SALE
$479,000 +

VIEW
By Appointment

AGENTS

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Interested parties must rely solely on their own enquiries.

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access and two secure parking space with storage cage in a secure basement.

In the popular suburb of Wright you are perfectly positioned to indulge in everything the Weston Creek area has to offer including walking distance to KOKO shopping centre, close to various parks and playgrounds, Stromlo Forest Park, Stromlo Leisure Centre and Denman Shopping Village. Currently leased for $575 per week until December 2025, investors can enjoy a secure venture or first home buyers can enjoy the return benefits before moving into your perfect home.

FEATURES
- Panoramic views of Mt Stromlo
- Two secure parking spaces in basement with storage
- Intercom and lift access
- Modern Kitchen with stone bench tops and stainless steel appliances
- Main bedroom with modern ensuite and balcony access
- Close to public transport & Cooleman Court Shopping Centre
- Split system heating and cooling unit to the living area
- Close to local parks and walking tracks
- BBQ area available in the complex

Currently leased at $575 p/w
Living size: 71m2 Internal + 24m2 Balcony (approx.)
Rates: $1,456.98 p.a (approx.)
Land tax: $1,836.88 p.a (approx.) (only when rented)
Construction: 2015
EER: 6 Stars
Body corporate: $877.30 p.q (approx.)











MORE DETAILS

Property ID	H7CH5W
Property Type	Apartment
House Size	95 m2
EER	6
Including	Air Conditioning
	Intercom
	Balcony
	Dishwasher
	Built-in-Robes
	Remote Garage

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The site plan and floor plan are 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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