



403/76 Steve Irwin Avenue, Wright

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## Elevate Your Lifestyle at Koko - With everything on your doorstep

**FOR SALE**  
UNDER OFFER

### AGENTS

Ben Jones  
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### AGENCY

LJ Hooker Canberra City  
(02) 6249 7700

Welcome to your new home in the family-friendly suburb of Wright! This beautifully presented two-bedroom apartment offers a perfect blend of style, comfort, and functionality, making it an ideal choice for those seeking a modern lifestyle in an unmatched location.

As you step inside, you'll be greeted by a spacious open-plan living and dining area, creating a warm and inviting atmosphere for entertaining friends or enjoying quiet evenings at home. The large double glazed windows bathe the living area and both bedrooms in natural light, while the orientation ensures you'll enjoy stunning views from your expansive balcony-perfect for alfresco dining or unwinding after a long day.

The kitchen is a chef's dream, featuring generous bench space, sleek cabinetry, and top-of-the-line Smeg appliances, making meal preparation a pleasure. Whether you're hosting a dinner party or whipping up a quick breakfast, this kitchen has everything you need.

The two oversized bedrooms easily accommodate king sized beds with

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We cannot guarantee or give any warranty about the information provided.  
Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

side tables, are rarity in new apartment complexes. The ensuite and bathroom feature full-height tiling, adding a modern flair that enhances the apartment's overall aesthetic.

The development itself boasts resort-style amenities, including a stunning rooftop pool, sky garden, and alfresco areas that are perfect for relaxation or entertaining guests. Wright is renowned for its family-friendly atmosphere and offers easy access to nearby parks, playgrounds, and scenic walking and cycling trails, making it a perfect environment for families and outdoor enthusiasts alike. Enjoy the convenience of the Coombs shops, schools, and a medical centre, as well as a host of specialty stores, cafes, and supermarkets, including Woolworths and Capital Chemist on the ground floor of the Koko complex.

This apartment presents an exceptional opportunity for Owner Occupiers, Downsizers, First Home Buyers or Investors looking to expand their portfolio.

#### Features:

Floor to ceiling double glazed windows  
Stone waterfall benchtop  
Privacy blinds  
Hybrid timber flooring and carpets to the bedrooms  
Open plan living, dining and kitchen  
Reverse cycle heating and cooling in living and main bedroom  
Induction cooktop  
SMEG appliances in kitchen  
Externally ducted rangehoods  
Soft close kitchen joinery  
Wall hung bathroom vanities  
Full height bathroom tiling  
LED lights  
High ceilings  
Electric hot water unit  
European laundry  
• FTTP  
Pet friendly  
2 secure basement car spaces  
Storage cage in basement along with secure bike storage  
Rooftop Pool  
Alfresco and Sky Garden

#### Essentials:

EER: 6  
84m<sup>2</sup> of living  
16m<sup>2</sup> balcony  
Rates: \$1740 per annum (approx.)  
Rental estimate: \$560-\$580 per week  
Strata: \$5093 per annum (approx.)  
Located on Level 4 of complex

Please call Ben Jones from LJ Hooker to arrange your private inspection on 0420 863 351

EER 

## MORE DETAILS

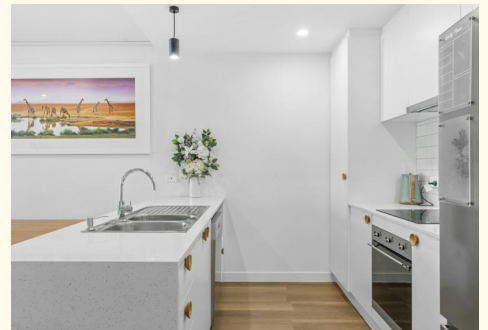
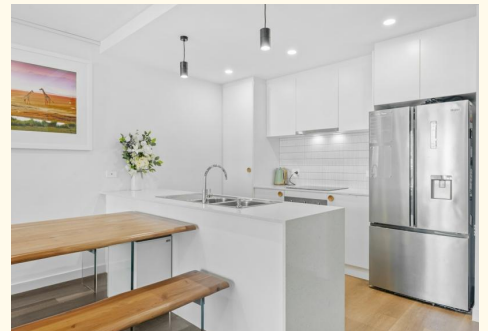
Property ID 2DR5FHK  
Property Type Apartment  
EER 6

**Ben Jones 0420863351**

ACT Licensed Agent | [ben.jones@ljhookerprojects.com.au](mailto:ben.jones@ljhookerprojects.com.au)

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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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