







417/69 John Gorton Drive, Wright

Elevated Living with Style and Convenience

Positioned within the ever popular KOKO precinct in Molonglo Valley, this contemporary two bedroom apartment offers the perfect blend of comfort, convenience, and modern design. Ideal for professionals, downsizers, or investors, the home delivers a low maintenance lifestyle in one of Canberra's most dynamic growth areas.

Thoughtfully designed, the apartment features two generously sized bedrooms, two sleek bathrooms, and two secure basement car spaces along with additional storage. The intelligent layout ensures privacy between bedrooms, while the open plan living and dining zone is filled with natural light thanks to expansive glazing.

The well equipped kitchen serves as the heart of the home, complete with quality SMEG appliances, electric cooktop, stone benchtops, soft close cabinetry, and excellent storage, making it equally suited to everyday living or entertaining guests. Flowing seamlessly from the living area, a spacious private balcony provides the perfect spot to unwind or take in the elevated district views.

Comfort is assured year round with reverse cycle heating and cooling, while premium inclusions such as double glazed windows, hybrid

2 2 2

FOR SALE
$589,000+

AGENTS

Hamid Muradi
0424 858 600
hamid.muradi@ljhookerprojects.com.au

Joaquin Ortega
0491 106 485
Joaquin.Ortega@ljhookerprojects.com.au

AGENCY

LJ Hooker Canberra City
(02) 6249 7700

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.

timber look flooring, LED lighting, and full height tiling in the bathrooms add both style and efficiency.

Residents of KOKO enjoy access to exceptional rooftop facilities, including a swimming pool, landscaped gardens, and dedicated entertaining areas, creating a relaxed, resort style environment.

Convenience is at your doorstep, with a wide range of retail and dining options located within the precinct, including supermarkets, cafés, restaurants, and essential services.

Features:
- Two spacious bedrooms with built in storage
- Two modern bathrooms
- Two secure basement car spaces plus storage
- Light filled open plan living and dining
- Contemporary kitchen with SMEG appliances + Electric cooktop
- Stone benchtops and ample cabinetry
- Private balcony with elevated outlook
- Reverse cycle heating and cooling
- Double glazed windows
- Hybrid timber look flooring
- LED lighting throughout
- Pet friendly complex
- NBN ready
- Rooftop pool and sky garden
- Alfresco entertaining areas
- Located within the vibrant KOKO precinct
- Easy access to shops, dining, and services

Essentials:
" Living: 87m² (approx.)
" Balcony: 25m² (approx.)
" Total Size: 112m² (approx.)
- Rates: $480 pq (approx.)
- Strata: $2,279.55 pq (including sinking fun, approx.)
- Land Tax: $557 pq (investors only, approx.)
- EER: 6 Stars
- Year Built: 2023
- Rental Estimate: $620 - $640 per week

A refined apartment offering modern finishes, practical design, and exceptional lifestyle appeal in a thriving location.

- 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.*

Disclaimer:
Disclaimer: All information contained herein is gathered from sources we consider to be reliable. However, we cannot guarantee or give any warranty about the information provided. Interested parties must solely rely on their own enquiries.

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.

EER ★★★★★★

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.

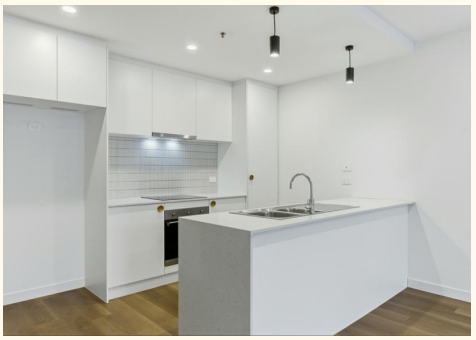
LJ Hooker

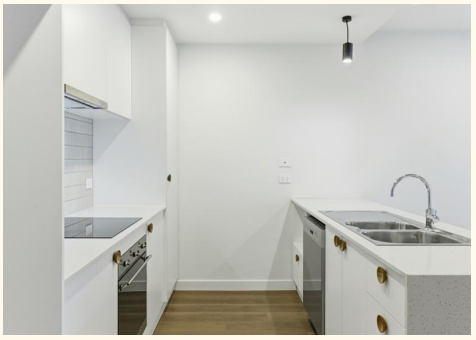
MORE DETAILS

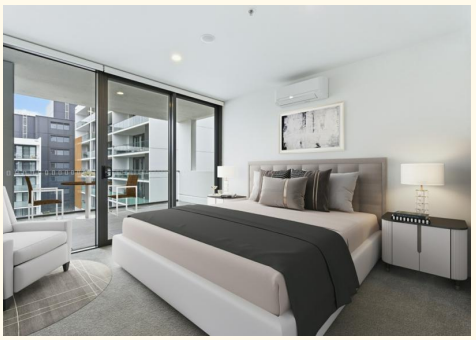
Property ID	2FNTFHK
Property Type	Apartment
EER	6

Hamid Muradi 0424 858 600
Sales Consultant | hamid.muradi@ljhookerprojects.com.au
Joaquin Ortega 0491 106 485
Personal Assistant to Hamid Muradi |
Joaquin.Ortega@ljhookerprojects.com.au

LJ Hooker Canberra City (02) 6249 7700
1st Floor, 182 - 200 City Walk, CANBERRA CITY ACT 2601
canberracity.ljhooker.com.au | sales@ljhcanberracity.com.au



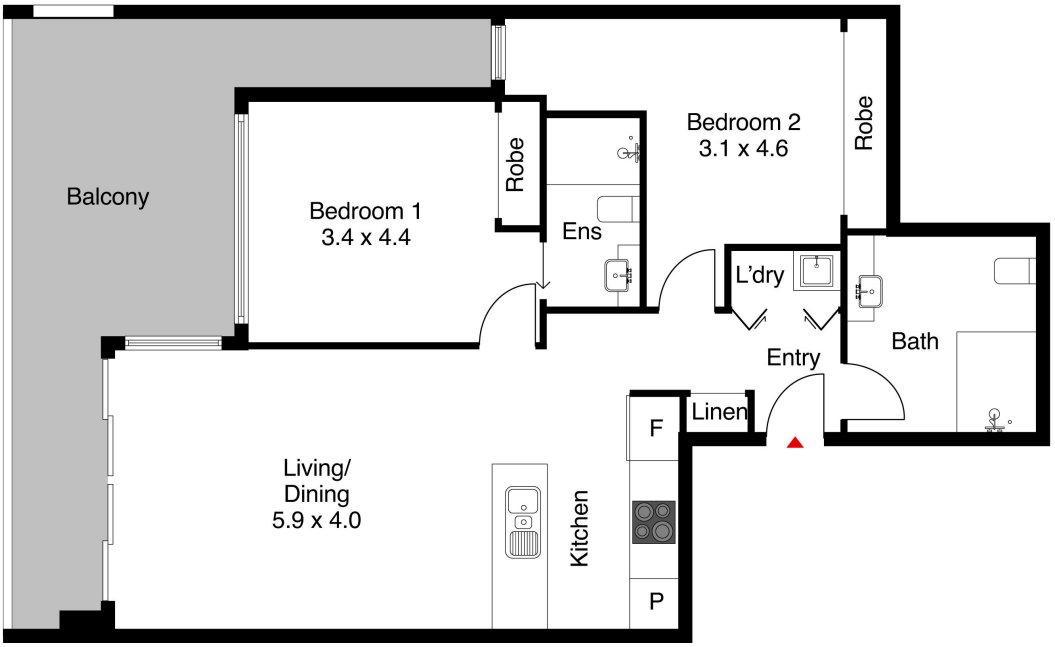








All information contained therein is gathered from relevant third parties sources.
We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.



The floor plan plan 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.

417/69 John Gorton Dr, Wright

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.