






48/40 Phillip Hodgins Street, Wright

2  2  1 

## Modern Convenience at the Observatory

Positioned within the well-regarded Observatory complex, 48/40 Philip Hodgins Street, Wright offers a considered blend of contemporary design, natural light, and low-maintenance living in the heart of the Molonglo Valley.

The home is thoughtfully laid out to maximise both space and functionality, with an open plan living and dining area that feels bright, welcoming, and easy to live in. The kitchen is clean and modern in its design, featuring quality appliances, ample storage, and a practical layout suited to everyday use.

Accommodation is well-proportioned and privately positioned, creating a comfortable retreat while maintaining a layout that works equally well for owner-occupiers and investors. Every element of the home has been designed with simplicity and liveability in mind.

Set within a well-maintained development, residents of the Observatory complex enjoy a quiet, community-focused environment surrounded by the natural beauty of the Molonglo region. With nearby walking trails, green open spaces, and close proximity to Stromlo Forest Park, the lifestyle on offer is both active and relaxed.

**FOR SALE**  
\$475,000+

**VIEW**  
Sat 13th Jun @ 1:45PM - 2:15PM

**AGENTS**  
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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**

Convenient access to the City, Woden, and Belconnen ensures everything you need is within easy reach.

#### Why This Property Captivates:

- Light-filled open plan living and dining designed for effortless flow
- Sleek, modern kitchen with quality appliances and generous storage
- Well-proportioned accommodation offering privacy and comfort
- Contemporary finishes throughout with a refined, neutral palette
- Low-maintenance design ideal for owner-occupiers and investors alike
- Positioned within the highly regarded Observatory complex
- Surrounded by parklands, walking trails, and natural reserves
- Moments to Stromlo Forest Park and the Molonglo River corridor
- Easy access to Canberra City, Woden, and Belconnen

- Rates: \$458 p.q. approx.
- Land tax: \$530 p.q. approx. (Investor only)
- Build year: 2016
- EER: 6 Star
- Rental Estimate: \$560-\$580 p.w.
- Strata + Sinking Fund: \$5,065.20 p.a approx.

A smart, well-located opportunity in a growing and well-connected precinct.

#### MORE DETAILS

Property ID	36SPGCY
Property Type	Apartment
House Size	90 m2
EER	6

#### Jeff Shortland 0417 483 627

Licensed Agent | [jeff.shortland@ljhooker.com.au](mailto:jeff.shortland@ljhooker.com.au)

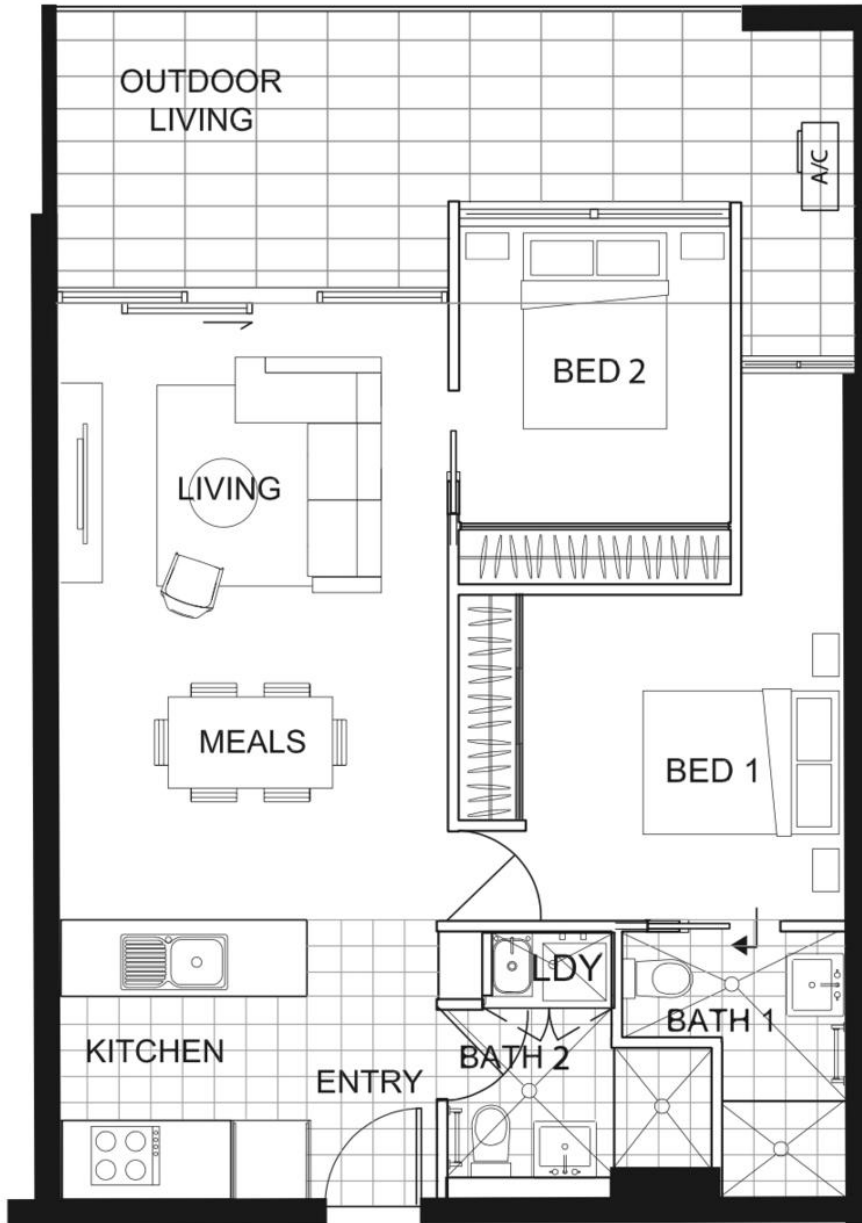
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