







48/40 Phillip Hodgins Street, Wright

Sunny, Modern and Perfectly Positioned in The Observatory, Wright

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 sleek 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

2 2 1

FOR SALE
$469,999

VIEW
Sat 7th Nov @ 11:00AM - 11:30AM

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walking trails, green open spaces, and close proximity to Stromlo Forest Park, the lifestyle on offer is both active and relaxed. Convenient access to the City, Woden, and Belconnen ensures everything you need is within easy reach.

Features you will love:

- Positioned within the highly regarded Observatory complex featuring an Iconic red pool, outdoor gym equipment, bbq areas and flexible parking options
- 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
- 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

Living: 90m²
Rates: $458 p.q. approx.
Land tax: $530 p.q. approx. (Investor's only)
Rental Estimate: $560-$580 p.w.
Strata + Sinking Fund: $5,065 p.a appox.
Built: 2016
EER: 6 Stars











MORE DETAILS

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

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