



610/76 Steve Irwin Avenue, Wright

Sixth Floor. Full-Width Balcony. No Compromise

Positioned high in the KOKO complex, this is apartment living done properly.

From the moment you walk in, the scale is evident. The living and dining area stretches over 6.8 metres, giving you space that most apartments simply do not offer. It is open, functional and filled with natural light.

The kitchen sits at the centre, finished with stone benchtops, quality appliances and practical storage. It connects seamlessly to the living space, making it just as suited to everyday living as it is to entertaining.

Then there is the balcony.

Spanning over 10 metres across the entire width of the apartment, it transforms how the home lives. Accessible from both bedrooms and the living area, it is a genuine extension of the internal space. Rare in design and even harder to find at this level.

The floorplan is equally well resolved. Two bedrooms are positioned

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FOR SALE
\$575,000 - \$615,000

VIEW
Sat 1st Aug @ 11:15AM - 11:45AM

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Interested parties must rely solely on their own enquiries.

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on opposite sides of the home, creating natural separation. Both include built-in robes, while the main bedroom is larger in scale, complete with ensuite and direct balcony access.

Two bathrooms, clean finishes, and a layout that simply works.

Completed in 2023, the property presents as new. Two reverse cycle heating and cooling systems ensure year-round comfort, while secure basement parking and a storage cage add everyday practicality.

KOKO residents enjoy access to a pool, gym and well-maintained communal spaces, all within easy reach of walking trails, Stromlo Forest Park and Cooleman Court.

Apartments often compromise on space, outdoor living or layout. This one does not. A sharper offering in a market full of average.

Features:

- Sixth floor position in the KOKO complex
- Approx. 76sqm internal living
- Full-width 10.3m balcony
- 6.8m open plan living and dining
- Stone kitchen with quality appliances
- Two bedrooms, well separated
- Main bedroom with ensuite and balcony access
- Two bathrooms with modern finishes
- Reverse cycle heating and cooling
- European laundry
- Two secure basement car spaces with storage cage
- Access to pool, gym and communal facilities

Figures:

Rates: \$1,574 p.a. approx.

Land Tax (if applicable): \$1,697 p.a. approx.

Strata: \$1,983.50 Per period (3x levies per annum)

EER: 6

Living: 76m²

MORE DETAILS

Property ID	JYSH5W
Property Type	Apartment
EER	6

Charles Martin 0414 544 796

Licensed Agent ACT / NSW |

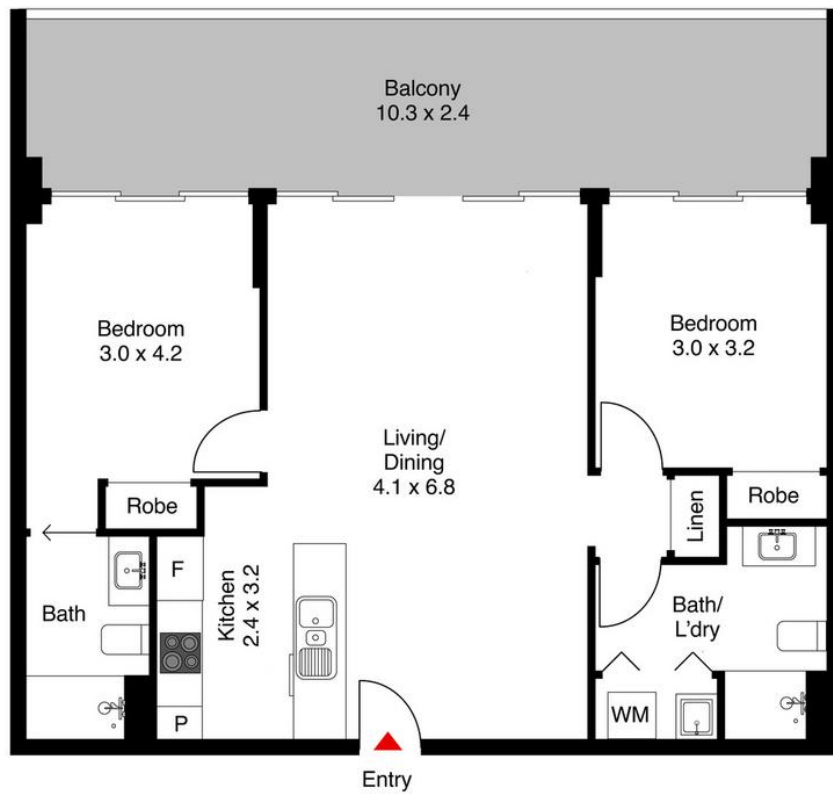
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The site plan and area not to scale; measurements are indicative and in metres. Bushes and trees are placed for illustration purposes. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

