







705/76 Steve Irwin Avenue, Wright

Large Modern North Facing Apartment with Stunning Views

Positioned in the sought after KOKO development in Wright, this North Facing apartment enjoys excellent natural light throughout the day, combined with beautiful city and Black Mountain views. Larger than standard and thoughtfully designed, it offers a fantastic blend of space, comfort and convenience.

Featuring two bedrooms, two bathrooms and two secure basement car spaces, the apartment provides approximately 106m² of total space with a generous open plan layout.

The North Facing orientation is a standout feature, allowing the living areas and large private balcony to capture plenty of natural light. The balcony is an ideal space for entertaining, enjoying your morning coffee or simply taking in the views.

Inside, the open plan living and dining area features timber look flooring and flows into a modern kitchen equipped with SMEG appliances, induction cooking, a stone waterfall benchtop, bar and soft close cabinetry.

Floor to ceiling double glazed windows further enhance the light filled

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FOR SALE
$589,000+

VIEW
Sat 7th Nov @ 1:30PM - 2:00PM

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

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Interested parties must rely solely on their own enquiries.

feel of the apartment, while reverse cycle heating and cooling provides year round comfort.

With Aldi, cafés, restaurants and a range of everyday services located within the KOKO precinct, everything you need is right at your doorstep. Coombs shops, medical facilities, schools, parks and walking and cycling trails are also close by.

Key Features:
- North Facing orientation with excellent natural light
" Stunning city and Black Mountain views
" Larger than standard 106m² total area
- Two bedrooms, two bathrooms
- Two secure basement car spaces
- Private oversized balcony
- Open plan living and dining
- SMEG kitchen appliances
- Induction cooktop
- Stone waterfall benchtop and breakfast bar
- Soft close kitchen cabinetry
- Floor to ceiling double glazed windows
- Reverse cycle heating and cooling
- High ceilings and LED lighting
- European laundry
- Ample storage throughout
- Basement storage cage
- NBN FTTP
- Pet friendly
- Rooftop pool, alfresco area and sky garden

Essentials:

" Total Size: 106m²
- Strata: $2,190 p.q. approx
- Rates: $477 p.q. approx
- Land Tax: $557 p.q. approx *investors only*
- EER: 6 stars
- Rental Estimate: $590 - $610 per week

Disclaimer:
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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.



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MORE DETAILS

Property ID	2GDDFHK
Property Type	Apartment
House Size	106 m2
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



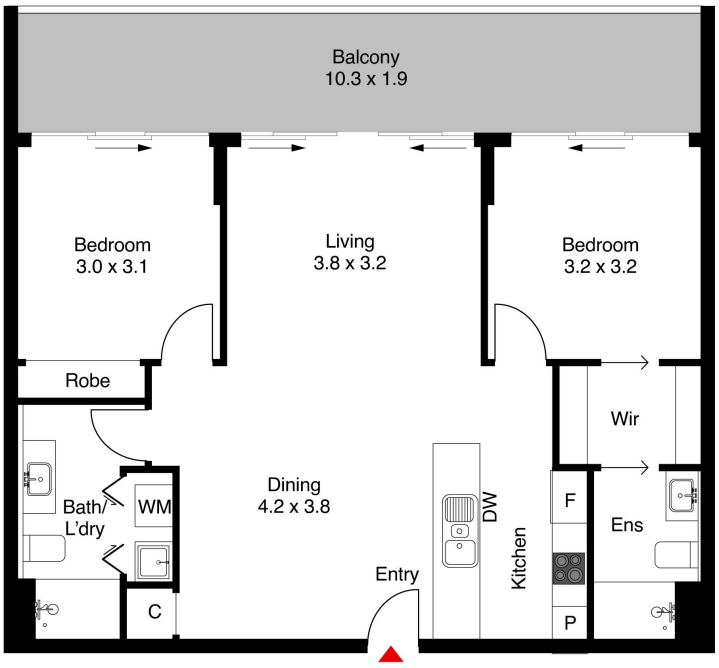








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The floor plan plan not to scale; measurements are indicative and in metres. Exterior elements are not in position. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

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