



## Wright, 708/76 Steve Irwin Avenue

### Top Level Convenience

Welcome to your new sanctuary in the family-friendly suburb of Wright! This beautifully presented top level two-bedroom apartment offers a perfect blend of style, comfort, and functionality, making it an ideal choice for those seeking a modern lifestyle and unbeatable convenience.

As you step inside, you'll be greeted by a spacious open-plan layout that seamlessly connects the living, dining, and kitchen areas-creating a warm and inviting atmosphere perfect for entertaining guests or enjoying quiet evenings at home. The space is flooded with natural light, thanks to large windows and two skylights in the living area, enhancing the sense of openness and comfort. Step out onto the expansive balcony and take in the amazing views-ideal for alfresco dining or simply unwinding after a long day.

The kitchen is a chef's dream, featuring generous bench space, sleek cabinetry, and top-of-the-line Smeg appliances, making meal preparation a pleasure. Whether you're hosting



**For Sale**  
Under Offer

**View**  
[ljhooker.com.au/2D8BFHK](http://ljhooker.com.au/2D8BFHK)

**Contact**  
**Hamid Muradi**  
0424 858 600  
[hamid.muradi@ljhookerprojects.com.au](mailto:hamid.muradi@ljhookerprojects.com.au)



**Disclaimer:** 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.

**EER** ★★★★★

**LJ Hooker Canberra City**  
(02) 6249 7700

a dinner party or whipping up a quick breakfast, this kitchen has everything you need. The two bedrooms are intelligently positioned on either side of the apartment, ensuring a comfortable layout. Nearby, the additional bathroom is elegantly designed with full-height tiling, adding a modern flair that enhances the apartment's overall aesthetic.

The development itself boasts resort-style amenities, including a stunning rooftop pool, sky garden, and alfresco areas that are perfect for relaxation or entertaining guests. Wright is renowned for its family-friendly atmosphere and offers easy access to nearby parks, playgrounds, and scenic walking and cycling trails, making it a perfect environment for families and outdoor enthusiasts alike. Enjoy the convenience of the Coombs shops, schools, and a medical centre, as well as a host of specialty stores, cafes, and supermarkets, including Woolworths and Capital Chemist.

#### Features:

Development: KOKO

Designed by Oztal Architects

Hybrid vinyl plank with timber print flooring and carpets to the bedrooms

Induction cooktop SMEG appliances in kitchen Stone waterfall benchtop

Reverse cycle heating and cooling in living and main bedroom

Externally ducted rangehoods Soft close kitchen joinery

Open plan living, dining and kitchen Light filled

Floor to ceiling double glazed windows

Wall hung bathroom vanities

Full height bathroom tiling

level 7 (top level) apartment

Ample storage throughout

Electric hot water unit

European laundry

LED lights

High ceilings

NBN-FTTP

Pet friendly

2 secure basement car spaces

Storage cage in basement

Rooftop Pool Alfresco and Sky Garden

Convenient access to a variety of specialty shops, take-away restaurants, cafés, a barber shop, hairdresser, Capital Chemist, Upmarket Indian Supermarket, dry cleaners, cycle city bike shop, BWS and Woolworths. Koko's doorstep offers a perfect blend of convenience and comfort, with nearby parks, playgrounds, walking and biking trails, as well as the Coombs shops, medical centre and school are also located across the road.

#### Essentials:

Vantage Strata: \$890 per quarter (approx.)

Rental estimate: \$560-\$580 per week

Rates: \$427 per quarter (approx.)

Total size 98m<sup>2</sup>

Age: 1 year

EER: 6



**LJ Hooker Canberra City**  
**(02) 6249 7700**

**Disclaimer:** 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.

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.

## More About this Property

<b>Property ID</b>	2D8BFHK
<b>Property Type</b>	Apartment
<b>House Size</b>	98 m2
<b>EER</b>	6
<b>Including</b>	Ensuite Toilets (2)

**Hamid Muradi 0424 858 600**

Sales Consultant | [hamid.muradi@ljhookerprojects.com.au](mailto:hamid.muradi@ljhookerprojects.com.au)

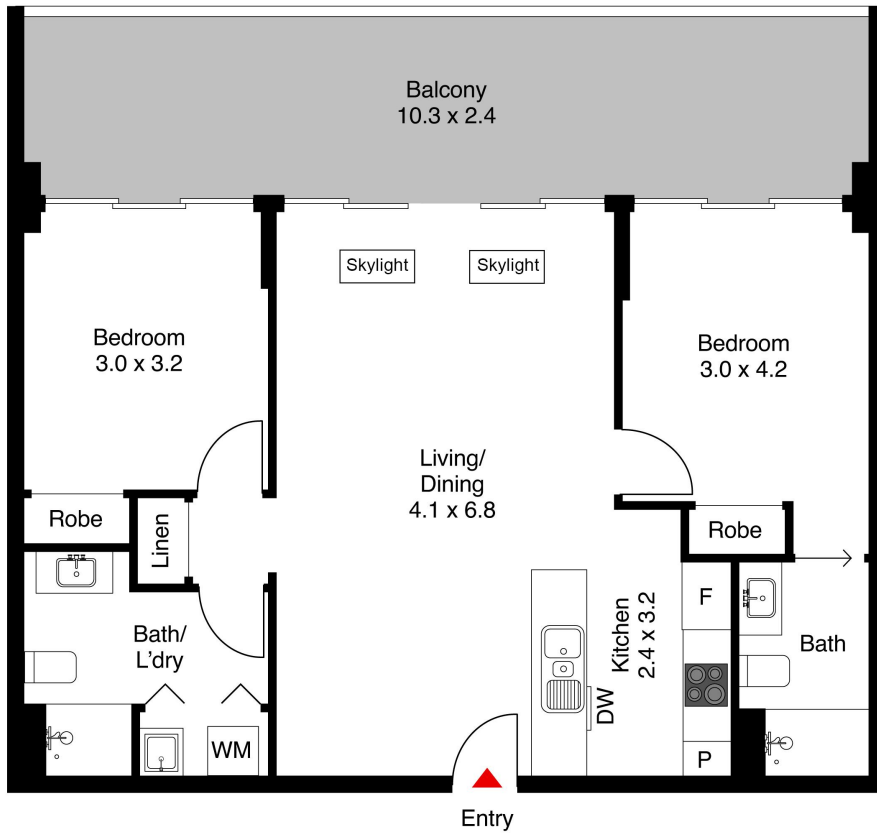
**LJ Hooker Canberra City (02) 6249 7700**

1st Floor, 182 - 200 City Walk, CANBERRA CITY ACT 2601  
[canberracity.ljhooker.com.au](http://canberracity.ljhooker.com.au) | [canberracity@ljhooker.com.au](mailto:canberracity@ljhooker.com.au)



**Disclaimer:** 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 Canberra City  
(02) 6249 7700**



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.



**LJ Hooker Canberra City**  
**(02) 6249 7700**

**Disclaimer:** 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.