



77/40 Philip Hodgins Street, Wright




Executive living in the heart of Molongolo Valley

Positioned in one of Molongolo Valley's most in demand suburbs, this outstanding top-floor residence delivers an exceptional combination of space, versatility, and lifestyle within a beautifully maintained complex complete with swimming pool facilities.

Offering a rare and highly functional floorplan, this expansive three-bedroom, three-bathroom apartment has been thoughtfully designed to suit a wide range of buyers from owner-occupiers seeking flexibility and house size proportions, to investors looking to maximise rental potential. With two oversized bedrooms featuring private ensuites and walk-through robes, the layout provides excellent separation, privacy, and everyday practicality rarely found in apartment living.

Spanning a commanding 121sqm of internal living, the home feels immediately spacious and light-filled, with open-plan living and dining flowing effortlessly onto a spectacular 49sqm covered balcony. Elevated and private, this incredible outdoor space captures sweeping views towards Stromlo and creates the perfect setting for entertaining guests or simply relaxing year-round.

At the heart of the home, the modern kitchen combines style and

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FOR SALE
\$675,000+

VIEW
Thu 28th May @ 5:10PM - 5:40PM

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**

functionality with quality finishes, excellent storage, and a walk-in pantry designed to cater to both everyday living and larger gatherings with ease.

Enjoy being moments from the world class Stromlo Forest Park, the National Arboretum, and Cooleman Court, while remaining just 10-15 minutes driving from the Canberra City, Woden and Belconnen Town Centres.

Key Features:

- Top-floor position with elevated outlook towards Stromlo
- Complex includes a swimming pool for residents
- 3 spacious bedrooms, each with its own bathroom
- Ideal layout for shared living or room-by-room rental potential
- 2 bedrooms with ensuites and walk-through robes
- Light-filled open plan living and dining
- Expansive 49sqm covered balcony perfect for entertaining
- Modern kitchen with walk-in pantry and ample storage
- Generous proportions throughout with excellent storage solutions

Figures:

- Living area: 121m²;
- Balcony: 49m²;
- Garage: 59m²;
- General Rates: \$267 PQ approx.
- Land Tax (Investors only): \$1,068 PA approx.
- Strata (incl. sinking fund): \$2,274 PQ approx.
- Rental Estimate: \$730 - \$750 PW approx.
- EER: 6.0 Stars

MORE DETAILS

Property ID	JX0H5W
Property Type	Apartment
House Size	121 m ²
EER	6

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The floor plan is 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.