



77/40 Philip Hodgins Street, Wright

Must be sold

With firm instructions from the owner, this property must be sold without delay. This is a genuine opportunity for buyers ready to act, and a result to be achieved.

Properties offering this level of space, flexibility and value are exceptionally rare, and buyers are strongly encouraged to inspect immediately. Waiting for another opportunity of this calibre may mean missing out entirely.

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 house-sized proportions and flexibility, to investors looking to maximise rental potential. With two oversized bedrooms featuring private ensuites and walk-through robes, the layout delivers exceptional separation, privacy and practicality rarely found in apartment living.

Spanning an impressive 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 provides the perfect setting for entertaining guests, enjoying morning coffee or relaxing year-round.

3 3 2

FOR SALE

\$599,500+

VIEW

Sat 15th Aug @ 1:00PM - 1:30PM

AGENTS

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AGENCY

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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.



At the heart of the home, the modern kitchen combines style and functionality with quality finishes, excellent storage and a walk-in pantry designed to cater for both everyday living and larger gatherings with ease.

Enjoy a lifestyle location moments from the world-class Stromlo Forest Park, the National Arboretum and Cooleman Court, while remaining approximately 10 to 15 minutes from Canberra City, Woden and Belconnen Town Centres.

The instructions are clear: this apartment will be sold. Buyers who recognise the value on offer are encouraged to inspect now and position themselves before this opportunity is gone.

Key Features:

- 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

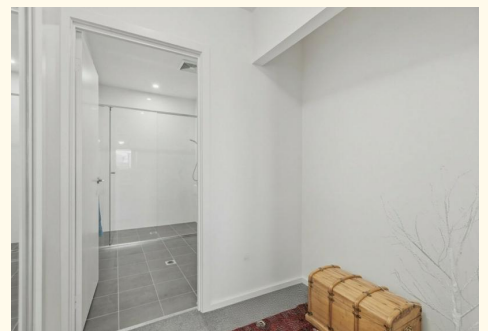
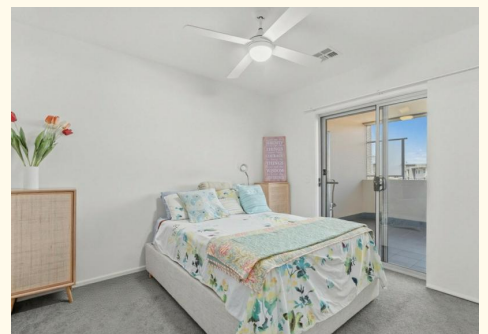
Property ID	JX0H5W
Property Type	Apartment
House Size	121 m2
EER	6

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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.