







86/209 John Gorton Drive, Wright

Sun-Filled Apartment with Convenient Acces & a Lifestyle to Match

Offering an abundance of natural light, a sunny outlook and the convenience of street-level access, this contemporary one-bedroom apartment presents an outstanding opportunity for those looking to downsize, invest, or enter the property market. Positioned on the second floor with direct access from the street, it combines the security of apartment living with the ease of everyday convenience.

Designed with modern living in mind, the open plan layout creates a welcoming space to relax or entertain. The living and dining area flows seamlessly onto a private balcony that showcases stunning views of Black Mountain.

The fully equipped kitchen is both practical and stylish, featuring an electric cooktop, electric oven and built-in microwave, while ample storage and bench space has been included.

The generously sized bedroom includes a built-in wardrobe and private ensuite, creating a comfortable retreat at the end of the day. Reverse cycle heating and cooling in the living space and a European

1 1 1

FOR SALE
$349,000+

VIEW
Sat 31st Oct @ 10:30AM - 11:00AM

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.

laundry add to the home's functional design.

Ideally located in a convenient hub, you'll enjoy easy access to local cafés, parks, walking trails and everyday amenities, with Cooleman Court, Stromlo Forest Park, Woden Town Centre and the Canberra CBD all within easy reach. Whether you're looking for your first home, a low-maintenance lifestyle or a quality investment, this apartment offers exceptional value in a well-connected location.

Features:
- bedroom apartment with street-level access
- Positioned on the second floor with the convenience of direct street entry
- Sunny outlook
- Open plan living and dining area
- Private balcony
- Spacious bedroom with built-in wardrobe
- Ensuite bathroom
- Modern kitchen with electric cooktop, electric oven and built-in microwave
- Reverse cycle heating and cooling
- European laundry
- maintenance, contemporary living

Location Highlights:
- Walking distance to local cafés, shops and everyday conveniences
- Moments from scenic walking and cycling trails along the Molonglo River
- Minutes to Cooleman Court Shopping Centre
- Easy access to Stromlo Forest Park for mountain biking, hiking and outdoor recreation
- Approximately 10 minutes to Woden Town Centre
- Approximately 15 minutes to Canberra CBD
- Convenient access to Tuggeranong Parkway and Cotter Road
- Close to public transport for an easy commute across Canberra

EER: 5
Rates: $450pq (approx.)
Land Tax (for investors): $500pq (approx.)
Strata: $pq (approx.)
Internal Living: sqm (approx.)
Outdoor Living: sqm (approx.)
UV: $45,426 (2026)
Year Built:
Rental Appraisal: $500 - $550 pw

Disclaimer:
While all care has been taken in compiling information regarding properties marketed for rent or sale, we accept no responsibility and disclaim all liabilities regarding any errors or inaccuracies contained herein. All parties should rely on their own investigation to validate the information provided.

EER ★★★★★

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MORE DETAILS

Property ID	1UW7FMF
Property Type	Apartment
House Size	64 m2
EER	5
Including	Air Conditioning Balcony Dishwasher Built-in-Robes Secure Parking











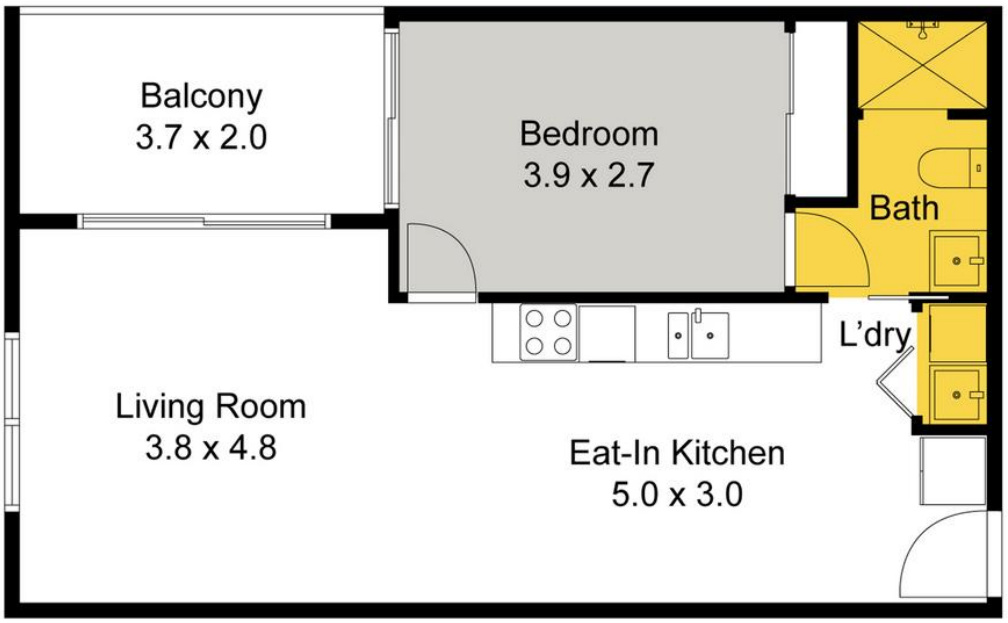
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The floor plan is not to scale; measurements are indicative and in metres. Exterior elements are not in position. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

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