



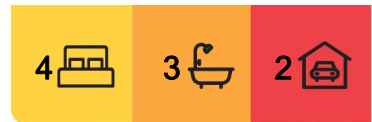
Wright, 38 Catalano Street

Refined Living in the Heart of the Molonglo Valley

*this property is being sold under the ACT Land Rent Scheme

Indulge in the epitome of living at 38 Catalano Street, Wright—a rare offering on a coveted corner block with low maintenance, fruit bearing gardens. This single-storey residence presents an unparalleled lifestyle opportunity, perfect for young families, or downsizers looking for a lower maintenance block and property, without sacrificing amenity.

Discover the allure of a centrally located locality in the heart of Wright, where convenience meets sophistication. This residence boasts an expansive 639m² corner block, containing 4 bedrooms, 2 with ensuites, a main bathroom and double garage with internal access. Public transport connections, parklands, urban greenspaces and quality schooling options are in abundance. What's more, you can revel in the convenience of proximity to the newly opened and expanding Koko shopping centre and the recreational opportunities on offer with Stromlo Forest Park nearby. Further shopping opportunities present with several town



For Sale
\$1,349,000+

View
By Appointment

Contact
Charles Martin
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charles.martin@ljhwodenweston.com.au

Jack Flynn
0424 674 416
jack.flynn@ljhwodenweston.com.au

EER ★★★★★

LJ Hooker Woden | Weston
(02) 6288 8888



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.

centres within a 15-minute drive from your door.

The kitchen, being the heart of the home both in location and concept comes equipped with gas cooking and surrounded by tasteful tiled flooring. The carefully designed layout places all bedrooms positioned at the rear of the home ensuring privacy for residents and guests.

Beyond the functional, immerse yourself in the luxury of two separate living spaces and a versatile multi-purpose room at the front-a canvas for your unique vision and aspirations. Step into the expansive wrap-around garden, a rare offering in the district.

Features

- Open plan main living, with second living space adjacent
- Master bedroom with ensuite and walk in robe
- 3 more good sized bedrooms, all with mirrored BIR
- Ensuites to 2 bedrooms
- Statement kitchen with large island bench, stone bench tops, Smeg stainless appliances and walk in pantry
- Flat 639m2 corner block with established fruit trees and wraparound grassed area
- Covered alfresco dining with ceiling fan
- Study/rumpus room
- Reverse cycle ducted heating/cooling
- Double garage with internal access

Block Size: 639m2

Living Size: 223m2

UV: \$687,000 (2023)

Rates: \$3,594 p.a.

Land Tax (if applicable): \$6,303 p.a.

Land Rent outgoings: \$13,740 p.a.

EER 4.5

Make this dream lifestyle yours! Contact Charles Martin 0414 544 796 or Jack Flynn on 0424 674 416 today for further information or a private inspection, and open the doors to a true single level functional family home.

Disclaimer:

Please note that while all care has been taken regarding general information and marketing information compiled for this advertisement, LJ Hooker Woden/Weston does not accept responsibility and disclaim all liabilities regarding any errors or inaccuracies contained herein. Figures quoted above are approximate values based on available information. We encourage prospective parties to rely on their own investigation and in-person inspections to ensure this property meets their individual needs and circumstances.

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circumstances.

More About this Property

Property ID	GVCH5W
Property Type	House
House Size	223 m ²
Land Area	639 m ²
EER	4.5

Charles Martin 0414 544 796

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The site plan and floor plan are 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.



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