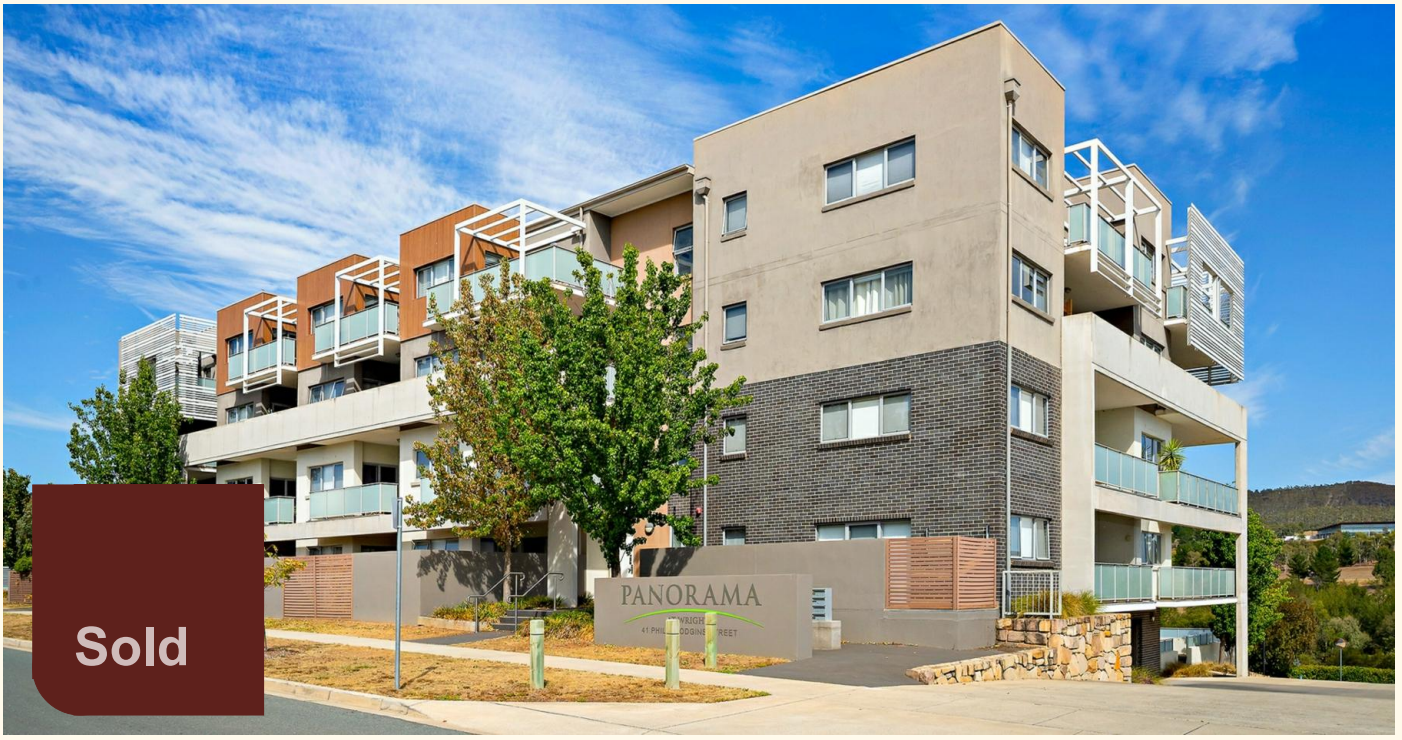

Sold

1/41 Philip Hodgins Street, Wright

Wright Choice. Wright Lifestyle. Wright Home!

Whether you're stepping into the market, looking to downsize without compromise, or chasing a smart investment, this beautifully refreshed ground floor apartment delivers the lifestyle and convenience buyers are searching for. With no stairs, generous indoor-outdoor flow, and a peaceful setting, this is low-maintenance living done right.

Inside, the home feels fresh, modern and welcoming, with brand new carpets, new blinds and a full repaint meaning there is absolutely nothing to do but move in and enjoy. The thoughtfully designed layout offers two great-sized bedrooms, both with built-in robes, while the master enjoys the added comfort of its own beautifully appointed ensuite. The main bathroom is just as stylish, ideal for guests or shared living.

The heart of the home is the open-plan kitchen, dining and lounge area, designed for easy everyday living and relaxed entertaining. From here, you have seamless access to two separate outdoor spaces - a lovely balcony, perfect for your morning coffee, and a spacious courtyard where you can unwind in the afternoon or host friends in your own private outdoor retreat. Add secure basement car accommodation and you have comfort, convenience and security all

2 2 1

FOR SALE
$449,000+

AGENTS

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Tim Russell
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AGENCY

LJ Hooker Kaleen
(02) 6241 1922

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We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.

LJ Hooker

wrapped into one.

Location is where this property truly shines. Positioned in the thriving suburb of Wright, you're surrounded by walking trails, parks, playgrounds and open green spaces that make Molonglo living so desirable. You're just minutes to Cooleman Court Shopping Centre, Stromlo Forest Park, quality schools, local cafés, medical facilities and public transport links, with easy access into the City, Woden and Belconnen. It's a suburb known for its community feel, lifestyle appeal and strong growth - making this an outstanding choice for homeowners and investors alike.

Fresh, functional and perfectly located, this move-in-ready home is an opportunity not to be missed.

Please give Lukas Cole 0432 289 618 or Tim Russell a call on 0416 087 834 for further information or to book a private inspection.

Features:
- Ground floor apartment
- Balcony + Courtyard
- Freshly Painted
- Brand new carpets,
- Brand new blinds
- Two bedrooms
- Two bathrooms
- Secure underground parking
- Location

Property Info:
Rates: $1,883.07 pa approx
Land Tax: $2,188.71 pa approx
Body Corporate: $1,465.2 pa approx
EER: 5

All information contained herein is gathered from sources we consider to be reliable. However, we cannot guarantee or give any warranty about the information provided. Interested parties must solely rely on their own enquiries.

MORE DETAILS

Property ID	2H05F9Q
Property Type	House
House Size	71 m2
EER	5

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The floor plan is not to scale; measurements are indicative and in metres. All features included in this 3D plan are for inspiration purposes only. This is not an exact replica of the property or the position of exterior elements. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

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