



14/22 Max Jacobs Avenue, Wright

Flexible Family Living with a Rare Self-Contained Retreat

Positioned in a highly convenient and family-friendly pocket of Wright, this thoughtfully designed townhouse presents a rare opportunity to secure a home that combines generous proportions, exceptional flexibility and modern low-maintenance living.

Beautifully maintained since new, the residence has been cleverly designed to accommodate a wide range of lifestyles. Whether you're a growing family, multi-generational household, investor or simply seeking additional space to work from home, the unique floorplan offers versatility rarely found in today's market.

At the heart of the home, the light-filled open-plan living and dining area seamlessly connects to two private outdoor entertaining spaces, creating the perfect setting for everyday living or hosting family and friends. Timber flooring adds warmth and sophistication, while the well-appointed central kitchen is equipped with quality appliances including gas cooking, an electric oven, dishwasher and ample storage.

Accommodation is equally impressive, with three generous bedrooms, each featuring built-in robes and ceiling fans. The spacious main

3 3 2

FOR SALE
$699,000 - $719,000

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

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Interested parties must rely solely on their own enquiries.

bedroom enjoys leafy suburban views, a beautifully appointed ensuite and split-system air conditioning for year-round comfort.

One of the home's standout features is the cleverly designed garage wing, offering a fully self-contained space complete with its own bedroom, living area, kitchenette, bathroom and separate external access. Perfect for extended family, independent teenagers, guest accommodation, a home office or potential rental income, this flexible space significantly enhances both lifestyle and investment appeal.

Modern conveniences continue throughout with three stylish bathrooms featuring floor-to-ceiling tiling, a downstairs powder room, European-style laundry and secure accommodation for two vehicles.

Ideally located directly opposite parkland and only moments from Wright Shopping Centre, Woolworths Metro, Aldi, cafés and local playgrounds, the home also enjoys easy access to Stromlo Forest Park, Cooleman Court, Canberra Hospital and the City, making everyday living effortless.

Offering a unique combination of flexibility, comfort and outstanding convenience, this is an exceptional opportunity to secure a contemporary home in one of Molonglo Valley's most desirable communities.

Features:
- Three spacious bedrooms with built-in wardrobes
- Three bathrooms plus downstairs powder room
- 4 toilets
- Rare dual-access design with self-contained accommodation + kitchenette
- Open-plan living and dining area
- Separate sitting room
- Gas cooktop
- Electric oven
- Dishwasher
- Split-system air conditioning
- Floor-to-ceiling tiling to bathrooms
- Separate European-style laundry
- Private Courtyard + balcony
- Two-car garage with internal access
- Opposite parkland and playground
- Walking distance to Wright Shopping Centre, Woolworths Metro and Aldi

Close to local school

- Ideal for families, multi-generational living or investors seeking additional income potential

* Tenanted until May 2027*

Key Figures: (approximations)
EER: 6
Rates: $522.90pq (approx.)
Land Tax (for investors): $685.65pq (approx.)
Strata: $979.10 pq (admin + sinking fund)
Internal Living: 186sqm (approx.)
Outdoor Living: 24sqm (approx.)

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.

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MORE DETAILS

Property ID	1UX8FMF
Property Type	Townhouse
EER	6
Including	Ducted Cooling
	Ducted Heating
	Toilets (4)
	Courtyard
	Dishwasher
	Built-in-Robes

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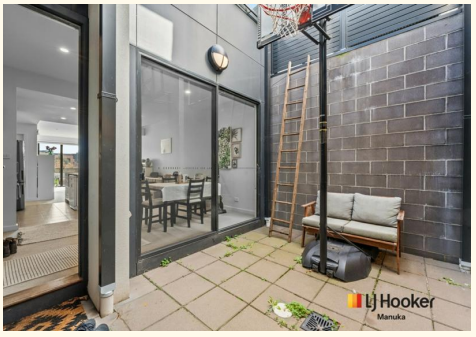
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Manuka



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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