



Wright, 63/41 Philip Hodgins Street

Panoramic Views, Convenient Location

Whether at sunset, sunrise or any time of the day, life at 63/41 Philip Hodgins Street, Wright, revolves around the phenomenal uninterrupted and serene views. Aptly named "Panorama", the award winning Kasperek Architects have curated the home to maximise access to the stunning vista, while providing exceptional functionality and livability within the floorplan.

This wonderful property truly offers a turnkey lifestyle like no other. A flawless mix of enviable lifestyle and convenient, low maintenance townhome living. With the great outdoors quite literally at your doorstep. The stunning open-plan design is drenched in gorgeous sunlight and features beautiful timber floors throughout the ground floor.

Ground Floor: Kitchen, dining, living area and powder room.
Upstairs: 3 bedrooms all with built in robes and 2 bathrooms.

3

2

2

For Sale
\$775,000

View
By Appointment

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EER ★★★★★★

LJ Hooker Woden | Weston
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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.

A grassed courtyard, plus Mount Stromlo facing balcony, elegantly bookmark the living spaces. Ducted reverse cycle heating/cooling and double glazed tinted windows ensure year-round comfort and privacy.

This incredible property offers internal access from the double garage, as well as additional space for bikes, a workbench, multi-purpose room or extra storage. Forget lugging groceries through a maze of lifts and carparks, simply drive in and out. Plus, your visitors will always have somewhere safe to park, with plenty of on-site visitor parking available.

A ten minute walk to the recently activated KOKO shopping precinct provides the locale with dedicated shopping and services. Including nearby cafés, restaurants, bottle shops, gyms, medical services and a plethora of schooling options. It is surrounded by natural amenity and activities just a stones' throw away with the world class Stromlo Mountain Park and Leisure Centre at your doorstep.

Quite simply, this architecturally designed, easy-living home, ticks all the convenience and lifestyle boxes. An incredible location, with uninterrupted views, it's an excellent investment in your future. With plans to develop the Molonglo Valley further, get in today and realise the future value that a group centre development in an inner location provides.

Current owners recommend:

AM: Coffee on the balcony

PM: Sunset drinks on the balcony and BBQ dinner in the courtyard

Features:

- Terrace style townhouse in the quiet, pet friendly Panorama complex
- Gorgeous natural light
- Three bedrooms with built in robes, two bathrooms upstairs with additional powder room downstairs.
- Open plan kitchen, dining and living
- Balcony with uninterrupted views of Mount Stromlo
- Modern kitchen with ample storage and dishwasher
- Ducted reverse cycle heating and cooling
- Quality double blinds and curtains throughout
- Timber flooring throughout living spaces and carpet to bedrooms
- Large remote controlled double garage with internal access, study, workshop space and multi-purpose room
- NBN fibre to the premises
- Enclosed courtyard with clothesline and gutter guard
- Ample visitor parking
- 10 minute walk to shops and restaurants
- 20 min drive to city
- Immediate access to Mount Stromlo hikes, bike trails and leisure centre

EER: 5.5

Rates: \$1732 p.a. approx.

Land Tax: \$2070 p.a. approx.

Strata: \$4,537.60 p.a. approx.

Potential Rental Income: \$660 - \$700 p/w approx.



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More About this Property

Property ID	H25H5W
Property Type	Townhouse
EER	5.5
Including	Study Ducted Heating Balcony Dishwasher Floorboards Built-in-Robes Remote Garage

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