# 506/76 STEVE IRWIN AVENUE, WRIGHT, ACT, 2611

Sarah Cooper
FREELANCE AGENT










# FOR SALE

## A NEW HOME, A NEW YEAR & A LIFESTYLE TO LOVE

Imagine starting your morning with a coffee on the balcony, watching hot air balloons drift across the Canberra skyline, or welcoming in the New Year with fireworks from the comfort of your own home. Positioned on the fifth floor of Koko, this beautiful north-facing apartment captures stunning views towards Black Mountain, with sunshine streaming through expansive floor-to-ceiling double-glazed windows and doors, creating a wonderful sense of warmth and space.

At the heart of the home, the beautifully appointed kitchen features waterfall stone benchtops, quality SMEG appliances and generous storage, while the open-plan living area flows effortlessly onto the spacious 20m² balcony. A standout feature is the two exceptionally large bedrooms, both enjoying direct balcony access and thoughtfully positioned on opposite sides of the apartment, offering privacy and flexibility for everyday living.

Life at Koko is about so much more than the apartment itself. Spend sunny afternoons by the heated rooftop pool, catch up with friends over brunch downstairs or enjoy a leisurely walk along the picturesque Molonglo River. With cafés, restaurants, supermarkets and everyday conveniences right at your doorstep, everything you need is within easy reach.

Beautifully maintained and ready to move straight in, this apartment brings together space, sunshine, spectacular views and a lifestyle that's hard not to fall in love with.

Key Features

- Beautiful north-facing apartment on the fifth floor
- Stunning views towards Black Mountain
- Two exceptionally spacious bedrooms, master with ensuite
- Segregated floorplan with bedrooms on opposite sides
- Floor-to-ceiling double-glazed windows and sliding doors
- Spacious balcony with access from both bedrooms and living area
- Stylish kitchen with waterfall stone benchtops and quality SMEG appliances
- Timber-look flooring throughout the living areas
- Modern bathrooms with floor-to-ceiling tiling
- Remote-controlled blinds

## 2 BED | 2 BATH | 2 CAR

PRICE:
$585,000

OPEN FOR INSPECTION:
Nov 28 at 10:40am - 11:10am
Nov 29 at 10:40am - 11:10am



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Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.

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