

111/81-83 Cooyong Street, Reid, ACT 2612

Apartment For Sale

Monday, 14 August 2023

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Live Where You Love

111/81-83 Cooyong Street, Reid, ACT 2612

Bedrooms: 2

Bathrooms: 2

Parkings: 2

Area: 83 m2

Type: Apartment



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By negotiation

What the owners loved: this lovely 2-bedroom, 2-bathroom apartment cherished the south east facing living areas, which filled the space with natural light and created an inviting atmosphere to unwind in. They also appreciated the inner-city location, which allowed them to enjoy the convenience of being adjacent to Glebe Park and the Canberra Centre. What the buyers will love: its prime location; being only metres from the city's finest bars, cafes, and restaurants, making it an excellent choice for first home buyers and investors alike. Additionally, the property offers two parking spaces in the secure basement, a sought-after amenity for inner-city living. The designer kitchen features stone bench tops, soft close joinery, a SMEG induction cooktop, electric oven, and an integrated dishwasher. The spacious bedrooms boast mirrored built-in robes, while the separate laundry room provides a dryer, ample storage, and space to keep things organised. Floating timber flooring can be found throughout the hallway, kitchen, and living areas, with plush carpeting in the bedrooms. Climate control is a breeze with reverse cycle split systems in the main bedroom and living room. Double glazed windows and sliding doors add an extra layer of insulation and soundproofing to this luxurious apartment. The building offers an array of amenities for residents to enjoy, such as gardens, pool, and children's playground. This property truly offers the best of city living, with modern conveniences and an unbeatable location. Don't miss out on the opportunity to call this exceptional apartment your new home or investment property.

What's on offer:

- Southeast facing living areas
- Designer kitchen with stone bench tops & soft close joinery
- SMEG induction cooktop & electric oven
- SMEG integrated dishwasher
- Spacious bedrooms with mirrored built-in robes
- Separate laundry room with dryer, ample storage & space
- Reverse cycle split systems in living room and main bedroom for heating and cooling
- Double glazed windows & sliding doors
- Two secure car spaces in basement
- Amenities include gardens and roof top pool

The Location: 1-minute walk to Canberra Centre and Glebe Park 8-minute walk to Braddon restaurants and cafes 15-minute walk to Australian National University

Property details: Total Living: 83 sqm Balcony: 8 sqm Total: 91 sqm Built: 2021 EER: 5 Strata: \$ 957.10 pq Rates: \$ 509 (approx.) Land Tax: \$ 602 pq (approx. only when rented) Rental Appraisal: \$650 - \$680 per week

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