

112/14 Boolee Street, Reid, ACT 2612

BLACKSHAW

Sold Apartment

Wednesday, 11 October 2023

112/14 Boolee Street, Reid, ACT 2612

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Type: Apartment



Christine Shaw
0405135009

\$408,000

Note: December 2023 Special Levy Amount to be paid by sellers at settlement. Conveniently located in the iconic Monterey Apartment complex in Reid, this lovely north-facing one bedroom apartment has the style and functionality to suit any discerning owner. You'll recognise the Monterey Apartment complex as it's stood proudly on the fringe of Canberra's CBD for a generation to see. A building that is as striking and well built now externally and internally as the day it was built. The apartment itself has been recently refurbished, with neutral tones throughout, near the historic and heritage precinct homes of Reid. Upon entering the apartment you'll immediately see this is a floorplan that works. Freshly painted with laminate flooring, it's open with loads of sunlight streaming in. A well proportioned living space is overlooked by the functional kitchen which offers so many more cupboards and bench space than more recently built apartments nearby. Complementing the internal living space is a full-length balcony taking in the beautiful tree lined street. A great spot to sit and relax. Monterey also offers very secure with gated access for residents only. Well maintained facilities such as a pool and tennis court are at your doorstep for the use of residents only. All of this with an undercover secure parking space and only moments' walk to the city, Glebe Park and Braddon's restaurant and café district. Features:- 1994 double brick / concrete construction- Freshly painted with new laminate flooring- Open plan living- Refurbished kitchen and breakfast bar- Ample storage in kitchen- Queen sized bedroom with built-in robe- Separate bathroom with new vanity- European laundry- Private balcony with new tiles- Inner city location- Outdoor heated pool- Separate huge bicycle storage room for residents- Undercover secure allocated car space- Tennis court

EER: 6 Rates: \$498.66 pq WS&S: \$176 pq Body Corporate: \$915.56 pq Dec 2023 Special Levy: \$0 for new owner (current owner will extinguish) Rent Appraisal: \$450-\$500pw Anticipated gross yield of 5.85% to 6.5% (based on \$400,000) Land Tax: \$615.90pq (only payable if rented) Note: All measurements and figures are approximate.