

112/66 Allara Street, City, ACT 2601



Unit For Sale

Thursday, 13 June 2024

112/66 Allara Street, City, ACT 2601

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Type: Unit



Lucy Cameron
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Chris Uren
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Offers over \$495,000

If you are looking for trendy Inner City living that is spacious, two-storey & perched up on the top floor, this apartment will surely be a standout! Offering an impressive 74m² of living space and a 9m² balcony, this is a rare 1-bedroom unit now for sale! Located in the highly sought-after 'Forum' development, this apartment is just a stone's throw from the vibrant City centre, the picturesque Commonwealth Park, and Lake Burley Griffin. The open-concept living area features soaring 4.8m high ceilings, enhanced by an impressive void that creates a sense of grandeur. Floor-to-ceiling windows flood the space with abundant natural light, illuminating the room and showcasing breathtaking views of the surrounding cityscape. The thoughtfully designed apartment features a convenient powder room on the ground floor, offering easy access to facilities for you and your guests without compromising privacy. Additionally, under-stair storage provides ample space to keep your belongings organised and out of sight. Start your mornings with a refreshing lakeside walk, taking in Canberra's iconic sunrises, or relax on your balcony with full-length cedar-framed windows and doors, enjoying a glass of wine. The kitchen is a chef's dream, complete with a large pantry, ample bench space, stainless steel appliances, and abundant cupboard and storage options. The 'Forum' offers a host of amenities to enhance your lifestyle, including a rooftop BBQ area perfect for hosting evening gatherings, especially during Canberra's Skyfire night. Fitness enthusiasts will appreciate the fully equipped gym, complete with free weights, aerobic equipment, and pin-loaded machines, eliminating the need for a separate gym membership. Plus, the Canberra Olympic Pool & Gym is conveniently located just across the road. This is Inner City living at its finest, seamlessly blending convenience, tranquility, and modern luxury. Don't miss this opportunity to secure a fantastic apartment in the heart of the City. It's vacant and ready for you to move in immediately, or for investors to arrange tenancy without delay!

Features:

- Inner-city location
- Two-storey floorplan
- Rare loft design with a 4.8m high ceiling in the lounge
- Expansive 74m² of internal living space
- Great size balcony
- Modern kitchen with large pantry, stone bench tops, feature lighting, stainless steel electric oven & cooktop and dishwasher
- Freshly painted throughout
- Ensuite
- Floor-to-ceiling, cedar-framed windows and doors in the living area opening out to the balcony
- Reverse cycle air conditioning & heating
- NBN (FTTB)
- Laundry area includes dryer and corner tub
- Single allocated car space and lockable storage cage in the basement
- Vacant and available for immediate occupation

Essentials: (approx.)

- EER: 4
- Living size: 74m²
- Balcony: 8m²
- Rates: \$1,940 p.a (approx.)
- Land Tax (for investors only): \$2,361 p.a (approx.)
- Strata Levies: \$1,737 p.q (approx.)

The Forum Building:

- Rooftop terrace with barbecue & shade umbrellas
- On-site fully equipped gym on ground level
- Tranquil internal atrium courtyard & fountain
- Pet-friendly (subject to strata notification)
- Intercom to allow visitors to get to your front door without you leaving the unit
- Lift access direct from basement & ground to your level
- Security cameras throughout the complex
- Rubbish chutes on each level
- Well-maintained building with an active strata management
- Centralised gas hot water system
- Directly opposite Canberra Olympic swimming pool
- Next to the foot bridge to Commonwealth Park and Lake Burley Griffin
- Next to the Canberra Convention Centre
- Plenty of nearby parking options for visitors
- 500m to Canberra Centre & Canberra Theatre and abundant retail shops, restaurants etc
- 15-minute walk to the ANU