

114/20 Allara Street, City, ACT 2601

PURNELL
SINCE 1987

Apartment For Sale

Thursday, 21 September 2023

114/20 Allara Street, City, ACT 2601

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Type: Apartment



Sam Glyde
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Nick Purnell
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\$540,000+

This exquisitely positioned one-bedroom apartment presents an alluring fusion of convenience, an abundance of natural light, and compelling investment potential. Nestled in the vibrant heart of the city, just moments away from the bustling Canberra Centre and a selection of award-winning local dining establishments that promise to elevate your evenings, this residence also enjoys close proximity to the prestigious Australian National University, recognized as one of Australia's foremost educational institutions. Upon crossing the threshold of this apartment, you'll be immediately captivated by its sophisticated design, which gracefully weaves a captivating black-and-white palette, exuding an unmistakable air of elegance. An abundance of sunlight cascades through floor-to-ceiling windows, infusing the interior with an inviting and airy atmosphere, making it irresistible to anyone in search of a radiant living space. The galley kitchen boasts sleek white cabinetry, impeccably harmonized with integrated appliances that seamlessly blend into the monochromatic theme, all set against an expansive stone countertop. Additionally, a state-of-the-art ducted heating and cooling system ensures your year-round comfort. Imagine commencing your day in a cutting-edge gymnasium and concluding it with a delightful family BBQ. Park Avenue's communal spaces offer contemporary recreational amenities to cater to a diverse range of interests. These expansive areas provide the perfect setting to unwind with a book or engage in family activities, all set against the backdrop of modern landscaped gardens meticulously designed to foster a vibrant community spirit. This apartment presents an irresistible opportunity for discerning buyers and savvy investors alike, promising a lifestyle that seamlessly blends luxury with convenience.

Summary: Flooded with natural light
Currently used for AirBNB and with great investment returns
Excellent location in the heart of Canberra CBD
Modern finishes
Sleek white & black kitchen with integrated appliances
Storage cage included
59m² internally & 7m² of balcony space

Figure summary (all approx.):
Body corporate: \$887.90 p.q
General rates: \$421 p.q
Water & sewerage: \$185 p.q
Land tax (if let): \$490 p.q
Built in 2021