

**117/20 Allara Street, City, ACT 2601**

LUTON

**Apartment For Sale**

Friday, 1 March 2024

117/20 Allara Street, City, ACT 2601

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Type: Apartment**



Shane Hughes  
0261763425

**\$739,000**

Welcome to Park Avenue, Canberra City - an easy-care lifestyle offering for those looking for the ideal location right in the heart of the city. Situated on level 12, this apartment greets you with a modern and stylish interior whilst taking in panoramic views of Mt Ainslie and the Australian War Memorial. Facing North-East, the floor to ceiling height windows allows plenty of natural light and ventilation to the living area. The open plan kitchen is presented with feature stone benches, ample bench space, lots of cupboard space and high-quality European appliances. Entertain guests on the large balcony with views to Glebe Park and Mt Ainslie. The generously sized main bedroom is bathed in natural light, with an extended space that can easily be used for a work from home space. The main bedroom features built-in wardrobes and a stunning ensuite. Equally stunning are the views from bedroom 2, also with built-in robes, this is a fantastic second bedroom for guests or a beautiful home office. Centrally located in the city means you are only minutes away from Canberra's premium shopping destinations, museums, restaurants, and outdoor spaces. You'll be spoilt for choice with some of the city's most popular restaurants, bars and cafes all at your doorstep. This apartment offers you the best of everything, leave your car at home and walk to everything in the city. Features you will love:- Two spacious bedrooms each with built-in robes- Master bedroom with ensuite- Floor to ceiling double glazed windows- Spacious open plan design with high ceilings- Franke oven, ceramic cooktop, integrated microwave oven & dishwasher- Stone kitchen benchtops and splashbacks- Separate European Laundry - Bathrooms featuring custom joinery- Ducted reverse cycle air-conditioning to living room and bedrooms- Commercial grade gym and communal garden with a barbecue area on Level 4- Secure basement parking, allocated car space & storage cage. Location:- 200m to Canberra Centre and main shopping district- Opposite Canberra Casino- Short stroll to Glebe Park, Commonwealth Park, and Lake Burley Griffin- Walking distance to the ANU, CBD, City Bus Interchange and Light Rail. Statistics: Living Size: 72m<sup>2</sup> approx. Balcony Size: 7m<sup>2</sup> approx. Land Tax (if payable): approx. \$547 per quarter. Body Corp: \$1,179.92 approx. per quarter. Sinking Fund: \$140.53 approx. per quarter. Rates: \$492 approx. per quarter. Built: 2021. EER: 6