

16/3 Allambee Street, Reid, ACT 2612

home by holly

Sold Apartment

Saturday, 18 November 2023

16/3 Allambee Street, Reid, ACT 2612

Bedrooms: 2

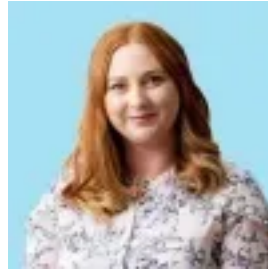
Bathrooms: 2

Parkings: 1

Type: Apartment



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\$660,000

#soldbyholly \$660,000 Light filled and airy with high ceilings, sweeping living area and neatly aligned French doors opening to broad balcony. Comfortably straddling two eras, the home is imbued with both soulful charm and contemporary comforts and takes in elevated views of magical gardens. On a quiet tree lined street just outside of the bustling Canberra Centre and across from the heritage Gorman Arts Centre, sits this charming enclave of neatly aligned terrace houses. Tumbled mixed brick, wrought iron balconies gives way to white washed corridors, soft carpeted stairwells, stained glass doors, in swirls of amber, green and orange. Argyle Square is nestled within the lush, garden suburb of Reid - deep verges, ordered heritage homes, interlinking pathways, garden circles with central parklands and a lovely enchantment made up of old-world charm. The apartment is an easy stroll to Glebe Park, and handy to all the walking trails of Mt Ainslie Reserve. There are a cornucopia of outstanding restaurants, bars and shopping experiences at your doorstep, including the quaint and creative offerings of some of Canberra's oldest suburbs. This stunning two-bedroom apartment sits on the top floor and has been beautifully re-imagined, lovingly tended. Authentic and warm with golden timber floors and soothing neutral palette, the home has been reborn with smart lighting. Shafts of golden light stream through the tree canopies reaching deep into the enormous living and dining area. Romantic timber doors can be opened to breezes and sunshine as drift to northern balcony extends the space to alfresco living. It is easy to love the lacy ironwork, arched cutaway framing criss-crossing garden paths, a sea of lush greenery below. One imagines resting on deep outdoor couches, steeped in the dream land peace of the old world gardens, the heritage roof top views and blue sky surrounds. The galley kitchen sits adjacent to the sunny dining area and is a gorgeous combo of warm timber cabinetry, linear white shelves for artful display and stainless-steel appliances. We love the chunky round handles, the geometric flower tiles and the large servery window that gifts a chatty to-and-fro to the living area. Two peaceful bedrooms are nicely sequestered at the opposing end of the apartment and both open to a long balcony with treetop views across Reid. The master bedroom is a soothing haven with painted brick walls adding texture and floating shelves calling for chosen art, loved objects. A walk-thru-robe ushers to ensuite bathroom with sweet vintage tiles depicting dandelion clocks. The second bedroom has a built-in-robe and sits adjacent to a family bathroom and separate toilet. Beautiful encaustic floor tiles with bold fleur graphics in soft grey and white add drama and complements the white tub, countertop basin, vanity in soft ribboned grey. Next door a large laundry provides plenty of extra storage and the hallway is lined with cabinetry so there is a neat place for everything. The shared courtyard gardens are verdant, soft, inviting, allowing you to spill out from the home to a calming reserve. Emerald, green lawns, neatly clipped topiary, dappled shade and old world post lights make you feel like you just stepped through the wardrobe into a magical land. The apartment is positioned on the cusp of the city, within Reid, alongside Braddon, close to Ainslie, and just a few steps from the Canberra Centre. Reid is known for its history, garden city vernacular, quality heritage homes, delightful pathways connecting green spaces and strong community vibe. This dynamic inner-north locale is synonymous with an array of the finest eating, dining, and entertainment options. The home is across the road from Gorman House Arts centres, close to the Canberra Theatre Centre, the ANU, CIT, Glebe Park and the walking and biking trails within Mt Ainslie reserve - all the best that central Canberra has to offer, is within easy reach. Handy to schools, colleges and with immediate access to transport, including the metro city station, connecting you to the whole of Canberra. features..beautifully renovated two bedroom apartment, in historic Reid.set in the leafy enclave of the charming Argyle Square.two balconies at either end, to enjoy the leafy scenery from both the living and bedroom spaces.sweeping combined living and dining with French doors opening to north facing balcony.galley style kitchen with appliances from Fisher & Paykel and Bosch including wall oven, induction cooktop and dishwasher.warm timber cabinets, feature tiling and open shelving.small entry foyer with hooks for hanging coats and bags.hallway with built-in-cabinetry providing ample storage.office nook adjacent to kitchen.master bedroom with balcony access, walk-thru-robe and ensuite bathroom.second bedroom with built-in robe and balcony access.warm timber floors.carpeted bedrooms.renovated family bathroom with tub.separate toilet .laundry room.Phillips Hue smart downlights.split system inverter (living, master bedroom and second bedroom).located on the third and top floor.single automated roller door garage which includes an additional storage room.immaculately maintained common grounds.1980's build.central and highly desired Reid location close to transport, Glebe Park, Civic, Lake Burley Griffin, Mount Ainslie, Lonsdale St Precinct, CIT and ANU.FINE DETAILS (all approximate):EER: 4.0Built: 1980 Living size: 101.5 m2Balcony 1: 14.5 m2Balcony 2: 11.5 m2Total: 127.5 m2Rates: \$1,335.00 paLand tax: \$1,535.00 pa (investors only)Admin: \$850.26 pqSinking: \$395.12 pqTotal: \$1,245.38 pq28 units in complex Rental opinion: \$620 - \$650 p/wk