

16/3 Gordon Street, City, ACT 2601



Unit For Sale

Tuesday, 14 May 2024

16/3 Gordon Street, City, ACT 2601

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Type: Unit



Chris Uren
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Offers over \$485,000

It's not often you find a tri-level apartment within the City! As you step inside, you'll be extremely impressed with the funky floorplan spanning across 3 levels which will impress you by the amount of space & versatility you get. Let's describe the floorplan, open the door & walk into the entry foyer area, which has a small area for storage- it can be used for all sorts of things, shoes, suitcases, shopping bags, or even your winter jackets, grab one on your way out to brace the Canberra cold! Walk down the stairs & into your kitchen, living & dining area. The kitchen offers functionality & style. A moveable island kitchen bench gives you flexibility with how you set up your dining area. The kitchen has ample cupboards & drawers, allowing the home chef to have a special spot for the pots & pans! Complemented with Fisher & Paykel appliances, which ensures the meals are perfectly cooked! The living & dining areas offer a great space to unwind after a long day, it's spacious, carpeted & has direct access out onto 1 out of 2 balconies in the unit. A great spot to have your morning coffee or an evening wine while you watch the hustle & bustle of the city life. Now let's go to the bedroom retreat, located on the bottom level of the home. It's expansive, has built-in robes & has a balcony facing the inner communal garden of the complex. The bathroom & laundry are located just outside the bedroom, modern in design, with floor-to-ceiling tiles & under-sink storage. Life at the Metropolitan, nearby cafes, trendy bars, Lake Birley Griffin & so much more. Come & experience what the city lifestyle has to offer! Features: - Tri-level floorplan- Fisher & Paykel appliances - Reverse cycle split system - Built-in robe in bedroom- Moveable kitchen island bench -Two balconies - Communal BBQ area- Indoor pool - Fully equipped gymnasium - NBN connectivity - Two balconiesEssentials: (approx.)-EER: 6-Living size: 73m²- Balcony size: 10m² total -Level: 2.5-Strata Levies: \$1,446 p.q -Rates: \$1,874 p.a -Land Tax: \$2,241 p.a - # of units 342- Age: 17 years old