

17/1 Gordon Street, City, ACT 2601



Apartment For Sale

Friday, 3 May 2024

17/1 Gordon Street, City, ACT 2601

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Type: Apartment



Jacob Stanton
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Offers Over \$495,000

Step into 'The Metropolitan', where modern living effortlessly melds with tranquility, and the city's pulse beats right at your doorstep. Picture inviting friends for leisurely Friday drinks, soaking up the vibrant street ambiance - that nearby café promises to be your cherished retreat. With an array of trendy cafes and bars just steps away, and the iconic Lake Burley Griffin within easy reach, why resist the allure of metropolitan living? Picture the lifestyle. Discover a meticulously maintained, generously sized apartment with an internal entrance on the upper level. Its clever three-level design, reminiscent of a townhouse, is complemented by dual balconies flooding the space with natural light and fresh breezes. Thoughtful touches like downlights, a study nook, and convenient storage enhance its allure. The open-plan kitchen beckons with a sleek stone benchtop and a versatile movable island. Equipped with Fisher & Paykel appliances, including an electric oven and cooktop, alongside a dishwasher, it ensures seamless culinary adventures. The spacious living room, adorned with lofty high ceilings and a split system for comfort, offers ample space for relaxation and entertainment. Plus, a dedicated study nook promises a serene spot for focused work or quiet contemplation. Retreat to the generously sized bedroom, easily accommodating a king-size bed, complete with a built-in robe for organized storage. Step out onto the balcony for tranquil moments amidst lush garden views. The European-style bathroom, boasting a 5.5kg washer/dryer combo and tasteful tiling, exudes functionality and style. Convenience is key, with a Colorbond storage cage in the car space and ample parking for one vehicle. 'The Metropolitan' doesn't just promise luxury living; it delivers with resort-style amenities like an indoor heated lap pool, sauna, and fully equipped gym. BBQ facilities in the common courtyard beckon outdoor gatherings, while a rubbish chute ensures easy waste disposal. Investment Opportunity: This apartment presents a unique chance for discerning buyers and savvy investors alike, with its track record as a successful Airbnb highlighting its potential in Canberra's thriving rental market. Don't miss out on owning a slice of luxury in the heart of the city.

The Perks:

- Clever three-level design with internal entrance on upper level
- Developed by Amalgamated Property Group
- North facing aspect for ample sunlight year round
- Two balconies for ample natural light and cross ventilation
- Study nook and additional storage
- Open-plan kitchen with stone benchtop and movable island
- Fisher & Paykel electric oven, cooktop, and dishwasher
- Lofty high ceilings in living room
- Split system for comfort
- Generous bedroom with built-in robe and balcony access
- European laundry with 5.5kg LG washing machine + Fisher & Paykel dryer
- Colorbond storage cage in car space
- Resort-style amenities: indoor heated lap pool, sauna, fully equipped gym
- BBQ facilities in common courtyard
- Rubbish chute for easy waste disposal
- Pet-friendly policy (subject to body corporate notification)
- NBN connectivity with FTTB
- Walking distance to an array of Canberra's trendiest cafes & bars
- Less than 10-minute walk to The Australian National University & scenic Lake Burley Griffin

The Numbers:

- Internal living area: 71m²
- Balconies: 8m²
- Total: 79m²
- Level: 2.5
- Build: 2007
- Strata levies: \$1,386.5 p.q. (approx.)
- General rates: \$459.25 p.q (approx.)
- Land tax (investors only): \$548 p.q (approx.)
- Water & sewerage rates: \$167.50 p.q. (approx.)
- Rental potential: \$520/pw (approx.)
- Potential to rent the car space alone for \$75/week or \$3,900/year
- EER: 6 stars
- Strata manager: Signature Strata.

Explaining the private treaty process:

- To ensure a fair & equitable process, all offers are confidential. This gives our buyers peace of mind that we will not disclose an offer to another buyer in an attempt to force that buyer's intent. For guidance on when offers close and how best to submit an offer, please contact the agent directly.