

17/3 Gordon Street, City, ACT 2601



Unit For Sale

Tuesday, 14 May 2024

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Bedrooms: 1

Bathrooms: 1

Parkings: 1

Type: Unit



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Offers over \$485,000

This extra-large Inner-City abode is a standout, offering large usable living spaces separated from the bedroom by a half flight of stairs. The North aspect, dual balconies, upgraded lighting and ability to move straight in while even keeping much of the furniture are just some of the benefits on offer. Welcome to 'The Metropolitan', where contemporary living is infused with comfort and ease all on the doorstep of the City, you may never need to use your car again. Situated within easy strolling distance to the City Centre, ANU, Lake Burley Griffin, the New Acton precinct and the light rail, there is always something to entertain and enjoy if you love a busy lifestyle. Get excited about walking, biking, or scootering everywhere from now on. The Metropolitan building has intercom access for your guests & restricted entry to your allocated basement parking space & lockable storage enclosure. The complex also includes barbecue facilities in the common areas, a heated 20m indoor lap pool, sauna & a fully equipped gym with TV's to help you stay fit all through the year, you will feel like you are living in a resort. Make sure to watch our detailed, walk through video it's our 24/7 salesperson for you to get an excellent feel for the features and benefits of this apartment inside and out as well as the facilities and carparking. It's the most informative property video you will watch during your property search, but don't just take our word for it... To get a copy of the digital brochure containing an explanation of our friendly sales campaign and the full marketing contract, just send us an email from any of the portals and it will be automatically sent to you. What buyers will love most:

- Larger than most other 1 br plans in the building (and around the City)
- Funky tri-level design segregating the living areas from the bedroom
- North facing aspect
- Light, bright and airy as it has windows on both ends (front windows are North facing and the rear overlook the internal courtyard)
- Two balconies allow for great cross flow ventilation
- Sunny/large study nook in living area the perfect place for your home office
- Large bedroom able to accommodate a study desk
- LED down lighting
- Great storage options throughout plus a storage shed in the basement by the single allocated car space
- Vacant possession with the option for early access prior to settlement
- Flexible settlement options available to give more time to secure financing

The Numbers: (approx.)

- Internal living area: 75.5m²
- Balconies (x 2): 6.5m² in total
- Total: 82m²
- Level 3 (2.5 in the lift)
- Age of unit: 17 years old (built 2007)
- Strata levies: \$5,789 p.a.
- General rates: \$1,876 p.a.
- Land tax (investors only): \$2,192 p.a.
- Water & sewerage rates: \$670 p.a.
- Potential to rent the car space alone for \$75/week or \$3,900/year
- EER: 6 stars (out of 6 stars)
- Strata manager: Signature Strata, phone 61850347
- UP 3063 with 342 units spread over 8 buildings
- Total funds saved by the strata (admin and sinking funds): \$3,513,152 as of 08/03/24

Apartment features:

- Modern kitchen with stone benchtops, stainless steel appliances, electric cooktop, built-in dishwasher draw, full height pantry, lots of cupboards, plus a large island bench that is on wheels so you can move it around giving you versatility with layout
- Big bedroom with double mirrored, sliding built in robes, extra space for additional furniture plus another balcony offering fresh air
- The bedroom is segregated from the living area via stairs and is located away from any roads so whisper quiet
- Reverse cycle air conditioning (heating and cooling)
- Bathroom with modern/neutral design, shower, full height tiling and vanity with good storage under
- Laundry with dryer included behind bi-fold doors in the bathroom
- Balcony off the living area facing North and with views of Black Mountain
- Large/tall storage space at top of stairs at entry and storage cupboard (for linen or brooms etc) adjacent to the bathroom
- Lots of wall space, great for mirrors and artwork
- 1 allocated car space on level B1 plus an allocated lockable Colourbond enclosure right next to the car space

The Metropolitan features:

- Resort style facilities including an Indoor heated lap pool & sauna
- Fully equipped gym over two levels
- BBQ facilities in 2 x common courtyard/entertaining spaces
- NBN - FTTB
- Secure intercom & lift access
- Rubbish chute on each level
- On-site building manager
- Pets welcome (subject to body corporate notification)
- Walking distance to an array of Canberra's trendiest cafes & bars & cinema
- Short walk to The Australian National University & scenic Lake Burley Griffin
- The upcoming, stage 2 light rail stop is located only 50m away on London Circuit

To Help Buyers

- Offers can be conditional (subject to finance/valuation) or unconditional and on a contract with a waiver of the cooling off (preferred)
- We have a solicitor that can provide a FREE contract review and section 17 if required (just ask and we will set that up for you)
- All offers are confidential & will not be disclosed to other buyers for privacy purposes.
- Offers are presented to the owners as they come in so no need to wait for a campaign end date
- A 5% deposit is acceptable on the exchange of contracts