

176/15 Coranderrk Street, City, ACT 2601



Apartment For Sale

Thursday, 11 April 2024

176/15 Coranderrk Street, City, ACT 2601

Bedrooms: 2

Bathrooms: 2

Parkings: 2

Type: Apartment



Andrew Potts
0404895162

\$700,000+

Welcome to apartment 176 within the prestigious "Glebe Park Residences" development. This exquisite property offers a serene retreat in the heart of the city, boasting a prime location overlooking the tranquil Glebe Park while still being just moments away from the bustling Canberra Centre, trendy bars, cafes, and eateries. Whether it's shopping at the Canberra Centre, enjoying a meal at one of the nearby cafes or restaurants, or simply taking a leisurely stroll through the park, residents here have unparalleled convenience at their fingertips. Step inside to discover a functional floor plan with spacious open plan living and dining areas with plenty of natural light. The inside connects seamlessly with the oversized balcony, where leafy park views create the perfect backdrop for alfresco entertaining or quiet relaxation. The apartment features two generous bedrooms and two luxurious bathrooms, each boasting marble tiles and high-quality fixtures. The kitchen is a chef's delight, equipped with 30mm natural stone surfaces, generous storage, and quality 'Smeg' appliances. A European-style laundry adds convenience to daily routines. Designed for optimal comfort, the property boasts ducted heating and cooling, separately temperature controlled for each room, ensuring year-round comfort. With two side-by-side car spaces and a private lockable storage area in the basement, convenience is at your fingertips. Investors take note: This property presents an exciting investment opportunity with its solid track record for short-term furnished accommodation. Rental returns have averaged \$6550 per month over the last 12 month period demonstrating with its prime location and desirable amenities, it attracts discerning tenants seeking a luxurious urban lifestyle. Residents of the Glebe Park Residences enjoy access to an array of amenities, including an outdoor lap pool, heated spa pool, BBQ facilities, and a fully equipped gymnasium. Security is paramount with numerous cameras throughout the development, lift access from the basement and video intercom for guests. Combining luxurious finishes with unbeatable convenience, this property offers a rare opportunity for sophisticated inner-city living and a lucrative investment. Summary of features:

- Located in the renowned "Glebe Park Residences" development
- Sensational inner-city location, whilst in a quiet location overlooking Glebe Park
- Only moments away from the Canberra Centre, bars, cafes & eateries
- Positioned with a leafy outlook over Glebe Park
- North western aspect with an abundance of natural light
- 2 generous bedrooms
- 2 luxurious bathrooms, complete with marble tiles and quality fixtures
- 2 car spaces (side by side)
- Spacious open plan living & dining areas
- High quality kitchen, including 30mm natural stone to surfaces, including splashback, extensive storage & quality appliances
- European style laundry
- Ducted heating & cooling throughout (separately temperature controlled for each room)
- Oversize balcony off living area perfect for entertaining
- Private & lockable storage area within basement
- Attractive rental returns: \$6550 per month over the last 12 months (furnished short term accommodation)

Development features include:

- Outdoor length pool, heated spa pool, BBQ facilities in the internal podium
- Fully equipped gymnasium in building for use by all residents
- Numerous security cameras throughout development
- Lift access from basement and ground direct to your level
- Rubbish chute and recycling bin located on each level
- Centralised gas hot water system
- NBN connected - (FTTN)
- Multiple visitor parks on East and North side of the building
- Video intercom for guests

Key figures:

- Living area: 88m²
- Balcony: 15m²
- Built: 2009