

**181/20 Allara Street, City, ACT 2601**

**Francis**

**Sold Apartment**

Thursday, 10 August 2023

181/20 Allara Street, City, ACT 2601

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Area: 84 m2**

**Type: Apartment**



Jeremy Francis

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**\$775,000**

Welcome to this stunning 2 bedroom, 2 bathroom apartment located on Level 17. This luxurious property boasts a spacious 84sqm of living space and comes with 1 garage space for your convenience. Upon entering the apartment, you will be greeted with a modern and stylish interior that exudes elegance and sophistication. The open plan living and dining area is perfect for entertaining guests, while the fully equipped kitchen is ideal for whipping up delicious meals. The apartment features 2 generously sized bedrooms, with 2 bathrooms providing the ultimate comfort and privacy. The master bedroom comes with a built-in wardrobe and an ensuite bathroom, while the second bedroom is perfect for guests or as a home office. Located in the heart of the city, this property is surrounded by an abundance of amenities, including shops, restaurants, and entertainment options. With easy access to public transport, you'll have no trouble getting around the city. Don't miss out on this incredible opportunity to own a piece of luxury in the heart of the city. The price guide for this property is \$785,000. Contact us today to arrange an inspection and experience the ultimate in city living.

**General features**

- 84m<sup>2</sup> internal + 8m<sup>2</sup> balcony
- Full height double glazed windows
- Roller blackout blinds
- Roller privacy sheer curtains
- Mirrored sliding robe (bed 2)
- Walk through robe (bed 1)

**Kitchen features**

- Stone benches with waterfall edging
- Franke 4 zone ceramic cooktop
- Franke electric oven with black trim kit
- Franke inbuilt microwave with black trim kit
- Franke full size semi integrated dishwasher
- Franke sink mixer with gooseneck
- Undermount sink

**Bathroom features**

- Full height tiling
- Mirrored shaving cabinets
- Wall mount vanity with storage
- Parisi tapware
- Rainwater shower head plus hand hose
- Double towel rails

**Laundry features**

- Haier front load 7.5kg washing machine
- Haier front load 8kg condensor dryer

**Common areas**

- Residents lounge
- Residents BBQ area
- Residents Gymnasium

**Outgoings:**

- Body Corp approx. \$3,316.35 / annum
- Rates approx. \$2,197.90 / annum (2022)
- Land Tax approx. \$2,608.54 (2022)(only if rented)
- Water & Sewerage \$175.56 / quarter