

22/3 Allambee Street, Reid, ACT 2612



Apartment For Sale

Tuesday, 14 November 2023

22/3 Allambee Street, Reid, ACT 2612

Bedrooms: 2

Bathrooms: 2

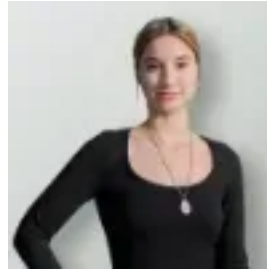
Parkings: 2

Area: 101 m2

Type: Apartment



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By Negotiation

Mere moments from the centre of Canberra City, the Argyle Square development is synonymous with uber-convenient urban living combined with generous proportions, quality communal spaces and premier position, and this spacious top-floor apartment presents the perfect opportunity for discerning buyers to immerse themselves into this highly prized pocket. Awash with northern light and framed by a treetop outlook, the centrepiece of the 101sqm apartment is the large open plan living and dining, flowing out to an expansive undercover balcony, inspiring visions of enviable entertaining year round. The all-electric galley kitchen enjoys great bench space and storage, as well as a tiled splashback, integrated dishwasher and timber flooring, offering a quality space to create, whilst still staying connected to guests. The main bedroom features a walk-through robe and ensuite, updated and including a stone top timber vanity, as well as private access to the second, rear balcony, whilst the second bedroom also enjoys balcony access and a built-in robe. The main bathroom has a bathtub, separate shower and above basin vanity, with a separate toilet and large internal laundry adding even more convenience to the thoughtful layout. Downstairs, the apartment benefits from both a lock-up garage as well as a private 2nd parking space, rounding out this quality offering that must be inspected to truly appreciate. * 2 bedrooms, 2 bathrooms, single lock-up garage + additional parking space* 101sqm of living, private top floor position with leafy tree top outlook* Large open plan living and dining, well connected to both the kitchen and expansive north-facing undercover balcony* All-electric kitchen with lots of bench space, feature tile splashback, dishwasher and good storage* Main suite with walk-through robe and ensuite + 2nd bedroom with built-in* Main bathroom includes bathtub + convenient separate toilet* Large internal laundry and great storage throughout* Single lock up garage + additional exclusive use parking space Strata: \$1,245pq (approx.) Rates: \$1,370pa (approx.) Land Tax: \$1,571pa (approx.) Whilst all care has been taken to ensure accuracy in the preparation of the particulars herein, no warranty can be given, and interested parties must rely on their own enquiries. This business is independently owned and operated by Belle Property Canberra. ABN 95 611 730 806 trading as Belle Property Canberra.