

234/81 Cooyong Street, Reid, ACT 2612

STONE

Apartment For Sale

Wednesday, 20 September 2023

234/81 Cooyong Street, Reid, ACT 2612

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: Apartment



Kris Hellier

0413799700

By Negotiation

A WORD FROM OUR SELLER; "Nestled within this meticulously designed abode, every detail exudes comfort and convenience in this place we have called home for the past year. A close friend of ours advised us when we bought this property that once you live in the city, you can never go back to anywhere else in Canberra, and today we can attest to that 100%. No matter what you wish for or crave, it's like having a genie on your doorstep that will take you to the best cafes and pubs, with Braddon only a 650m walk away. The Canberra Centre, which is across the road, fulfils any requirement you might have on a daily basis. The late-night cravings for diplomatico in Via Dolce after a wonderful dinner is exactly a 5 minute walk away. Those last-minute shopping needs can be fulfilled without having to stress about parking on a busy Friday night. Being so close to everything, our home was the designated meeting place for all our friends. No matter where the party was, this home became the centre to go from. One of our favourite Sunday activities is strolling down to walk around Lake Burley Griffin, and having events like Floriade or the Multicultural Festival on our doorstep is an absolute game changer. We took short walks to the balloon festival and it is amazing what you can do living in the right location. As owners, our view might be biased, but we wholeheartedly believe that our large, double storey apartment is the best apartment you can find with such a 10/10 location. The home has every modern creature comfort you can imagine, from automatic blinds to warm heated flooring, along with automated lights and switches throughout the whole unit. This place gets abundance of sunlight throughout the year, and having a cup of coffee in the winter looking at cloud-covered Mt Ainslie on the balcony is just magical. Like every other wonderful thing that comes to an end for a better future, our destiny calls us to part with this abode for a larger family home to host kids and parents with boats and jet skis." Living: 154sqm (approx.) Balcony: 9sqm (approx.) Total: 163sqm (approx.) - ? Beautiful open plan floorplan, with dual levels and 2 separate living areas - ? Thoughtfully designed with Hettich soft close doors to the whole unit - ? Modern technology is on display, with All power points/switches/lights are wifi connected and controlled via Alexa/Google home and electric partial and blackout blinds throughout the house installed by Watson - ? Built in speaker system to the living room - ? Camera assisted intercoms in both levels - ? Exquisite bedrooms, complete with wool carpets and large built in robes - ? Large master bedroom boasting a superb ensuite with an oversized shower - ? All bathrooms and upstairs powder room feature floor to ceiling tiling as well as heated floors - ? The stunning, large kitchen is complete with 40mm Caesarstone benches and splashbacks, Billi Chilled and boiling water Filter, 700mm Smeg induction cooktop and rangehood, Smeg 700mm oven, Built-in Smeg Microwave Oven and integrated Fridge, Smeg dishwasher and pullout dustbins - ? Heater has been installed on the balcony so you can enjoy the stunning views towards Mount Ainslie all year round - ? Zoned ducted heating and cooling - ? Complex enjoys a range of amenities including a residents lounge, pool, communal kitchen, multiple BBQ areas and terraces, playground and bike storage room - ? Amazing location, just a minute walk from Canberra Centre and Canberra CBD, Glebe Park, Braddon restaurants and cafes, Lake Burley Griffin, ANU and a wide array of public transport options and schools Rates: \$1,526.19 per annum Land tax: \$1,975.75 per annum Body corporate: \$5,774.57 per annum Disclaimer: The material and information contained within this marketing is for general information purposes only. Stone Gungahlin does not accept responsibility and disclaim all liabilities regarding any errors or inaccuracies contained herein. You should not rely upon this material as a basis for making any formal decisions. We recommend all interested parties to make further enquiries.