

24/14 Boolee Street, Reid, ACT 2612

Sold Apartment

Monday, 28 August 2023

24/14 Boolee Street, Reid, ACT 2612

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Type: Apartment



Tim Stafford
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\$395,000

This delightful one bedroom ground floor apartment is a rare find within such a short stroll to the City and the many offices, restaurants, cafes and boutiques offered by the nearby City and Braddon precincts. Nestled in a quiet corner of the Monterey apartments, this charming apartment offers a lifestyle of relaxation and convenience to enjoy, or as a shrewd investment opportunity. The open-plan living area is generous in size and adjoins the balcony which has a very pleasant outlook to the adjoining streetscape. The kitchen boasts plenty of cupboard and bench space including a pantry cupboard and breakfast bar. The bedroom is quite large and features built-in wardrobes. Both the bathroom and separate laundry are centrally located within the apartment. For year-round comfort there is also a split-system air-conditioner. Car accommodation is provided by an allocated basement parking space. The property is an amazing option for live-in owners or investors alike and astute purchasers will surely appreciate the opportunity presented with this exceptionally well-located property. In summary, the many features of this lovely property include: * Appealing one bedroom design * Quiet ground floor location * Kitchen with plenty of cupboard and bench space * Generously sized bedroom with built-in wardrobe * Split-system air-conditioner * Allocated basement car parking space * A leisurely walk to the City and Braddon employment, dining and retail hubs; Glebe Park; Lake Burley Griffin and the ANU * Complex with swimming pool and tennis court * EER: 4 stars Living area: 57 m2 approx Balcony: 7 m2 approx Strata Levies: \$930.81 per quarter Rates: \$480.97 per quarter Land tax: \$584.85 per quarter (only if not principal place of residence) Estimated rental return: \$470 per week