

**24/43 Constitution Avenue, Reid, ACT 2612**

**Apartment For Sale**

Wednesday, 24 April 2024

**seminara**  
& CO PROPERTIES

24/43 Constitution Avenue, Reid, ACT 2612

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Area: 60 m2**

**Type: Apartment**



**PROPERTIES**

Lisa Quick

0251055485

**\$520,000**

Offering an enviable location in the CBD and a light, spacious layout, this 1 bedroom, Level 5 apartment in 'The Jamieson' on Constitution Avenue, is perfect for those who value both central living and a touch of local history. With 60 square metres of living space plus an 18 square metre balcony, this North East facing apartment enjoys open views of St John The Baptist historic Anglican Church and surrounds, and a North Easterly outlook toward Mount Ainslie. The apartment's prime location means you're just a short walk away from the heart of the CBD and also the peaceful surrounds of Lake Burley Griffin. Government offices and other significant businesses, including the Defence complex in Russell, are conveniently close by, making this a fantastic option for professionals working in the area. As an investment, the apartment currently has a tenant paying \$510 per week on a month-to-month basis, offering an immediate return on investment for buyers. The periodic tenancy also makes the property appealing to live-in owners looking for a new place to call home, as it can be ready for you to move in with just 8 weeks' notice. The apartments in the Jamieson complex demonstrate a lovely mix of charm and sophistication. They feature natural materials such as timber and stone, and sustainability was a key requirement of the original build. The ambient lighting throughout, residents' viewing deck on the 9th floor, bicycle parking and rainwater harvesting all contribute to the inviting atmosphere and sense of community. With its unique combination of the perfect location, local history, modern comfort, rental income potential or comfortable live-in prospect, this apartment is a superb find. Don't miss the chance to secure it for yourself. Features: \* 1 Bedroom with ensuite style bathroom \* Single basement carpark and storage \* 60 sqm of Interior Space + 18 sqm Balcony \* Level 5 views over St John's Historic Church and Grounds \* Walking Distance to the CBD and Lake Burley Griffin \* Close to major employers including Defence and Government Departments \* Currently tenanted at \$510 per week on a Month-to-Month Basis \* Ducted heating and cooling \* 6 star energy rating \* Double glazing \* Gas cooking \* Dishwasher \* Washer/Dryer Regular fees: Strata: \$1318 p/q (next AGM 15 May) Rates: \$450 p/q approx Land tax (if rented): \$543 p/q approx.