

**27/66 Allara Street, City, ACT 2601**

**maloneys**

**Apartment For Sale**

Tuesday, 19 December 2023

27/66 Allara Street, City, ACT 2601

**Bedrooms: 1**

**Bathrooms: 2**

**Parkings: 1**

**Type: Apartment**



Moira Maloney

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**\$540,000**

If you are looking for trendy Inner-City living, with something different to offer, this tri-level apartment is a standout. At a spacious 83 sqm, this apartment is larger than most and with three distinct levels, high ceilings in the living area abound with impressive floor to ceiling windows which welcome an abundance of sunlight and fresh air. Freshly painted and newly carpeted throughout, the vista from the living areas to the enclosed, private courtyard is superb, with access provided by double cedar French Doors to a very generous 48 sq m zone that offers a beautiful, light and airy place to relax in or enjoy alfresco dining opportunities. This unique development is located just a short walk from the heart of the city and is an even shorter stroll from picturesque Commonwealth Park. Enjoy a morning walk or bike ride around the Lake, leave the car at home and walk or scooter to work or visit the nearby Canberra Centre for shopping or a lazy weekend brunch. The 'Forum' has many delights on offer that are sure to please: picture yourself enjoying a family get-together or casual barbecue on the rooftop terrace - taking in the lights of the city and the lake views. If you need a vigorous workout, a fully equipped gym is at your disposal, complete with weights and aerobic fitness equipment. The Civic Pool & Gym is co-located directly across the road if you want to get some laps in or take a dip to cool off, whilst a single allocated car-space, reverse cycle heating and cooling, lift access direct to your floor, a security intercom system, European-style laundry and a modern kitchen, fitted with stainless steel appliances and stone benchtops, NBN Fibre cabling and security cameras throughout the complex complete the package.

**Property Highlights:-** Spacious split level design over 83m<sup>2</sup> of internal living area- Double cedar French doors opening out to a 65m<sup>2</sup> courtyard- 2 separate living areas- New carpets- Freshly painted- High ceilings- Oversized bedroom- Modern kitchen with stone bench tops, stainless steel appliances & dishwasher- Bathroom with combined large bath/shower, integrated laundry - 2nd powder room the front door- Reverse cycle air conditioning (cooling & heating)- Lift access- Single allocated car space with storage cage in basement

**The Forum development:-** On-site gym on ground level- Tranquil internal courtyard & fountain- Intercom for guests- Lift access direct from basement and ground to your level- NBN – Fibre to the building- Security cameras throughout complex- Rubbish chutes on each level- Centralised gas hot water system

**The location:-** Located directly opposite Civic swimming pool- Situated next to the foot bridge with direct access to Commonwealth Park and Lake Burley Griffin- Lots of additional parking options for guests opposite the building- 500m to Canberra Centre

**Important Number:-** Living: 83m<sup>2</sup>- Courtyard: 48m<sup>2</sup>- Total: 131m<sup>2</sup>- EER: 6- Number of units in development: 117- Rental: Currently renting for \$550.00 per week - General rates: \$ 474.75 per quarter- Land tax (if payable): \$560.00 per quarter- Strata levies: \$1852.59 per quarter- Age: 21 years approx. Built 2002- Units plan number – 2179- Builder/developer: Hindmarsh

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