

**28/66 Allara Street, City, ACT 2601**



**Sold Unit**

Monday, 14 August 2023

28/66 Allara Street, City, ACT 2601

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Type: Unit**



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**\$497,000**

Looking for space in the middle of the City? Then this standout, tri-level inner-city apartment is exactly what you've been looking for and at 85m<sup>2</sup> apartment is much larger than most & delightfully split over 3 distinct levels. Discover high ceilings in the living area with impressive floor to ceiling windows which welcome in an abundance of sunshine and fresh air. No tiny balcony here, the outlook from the living areas is to an enclosed and very generous 65m<sup>2</sup> private courtyard accessed by double cedar French doors. Complete with gorgeous mature trees providing year-round colour, this delightful courtyard creates a beautiful, light & airy place to relax or entertain friends and family. The Forum development is a mere 5-minute walk from the heart of the City and Braddon & an even shorter stroll to picturesque Commonwealth Park. Enjoy a morning walk or bike around the lake, then leave the car at home & walk or scooter to work or the Canberra Centre for some shopping or a lazy Sunday brunch in vibrant Braddon. Further benefits include watching fireworks over Lake Burley Griffin or a barbecue on the rooftop terrace or simply just taking in the lights of the City & the lake views. Say goodbye to expensive gym fees! You'll have access to a fully equipped gym that has everything you need for a great workout, including aerobic equipment, pin-loaded machines and free weights. Plus, if you're a fan of swimming, the Civic pool & gym is located conveniently just across the road. Benefits for investors – early access is also available to your property manager so tenants can view the unit and be pre-signed prior to settlement meaning no vacancy and an income stream from day 1. Benefits for live in owners – want early access prior to settlement and a guaranteed move in date? Well good news, we can make that happen so you can be living in your new home sooner. Your next chapter is calling your name & this amazing apartment provides for an ideal Inner-City lifestyle and a lot more space (internally and externally) than you will be used to seeing in a 'standard' 1 bedroom unit. To get a copy of the digital brochure containing an explanation of our friendly sales campaign and the full contract, please send us an email from any of the web portals and note your full name and mobile number and it will be automatically sent to you. Features overview: Large, functional floor plan featuring 85m<sup>2</sup> of internal living area Double cedar French doors opening out to a 65m<sup>2</sup> courtyard 2 separate living areas set on 2 separate levels High ceilings Oversized main bedroom with outlook to internal courtyard of the complex Modern kitchen with stone bench tops, stainless steel appliances & dishwasher Bathroom with combined large bath/shower, integrated laundry & brand-new sensor dryer Separate powder room for guests Reverse cycle air conditioning (cooling & heating) Single allocated car space with large storage cage in basement Vacant and ready for you now, early access also available The Forum development: Rooftop terrace with barbecue & shade umbrellas On-site gym on ground level Tranquil internal courtyard & fountain Pet-friendly (subject to strata notification) Audio intercom for guests Lift access direct from basement & ground to your level Fast internet - NBN (Fibre to the building) Security cameras throughout complex Rubbish chutes on each level Centralised gas hot water system Well maintained building with an active body corporate 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 up Allara St The numbers: Living: 85m<sup>2</sup> Courtyard: 65m<sup>2</sup> Total: 150m<sup>2</sup> EER: 6 stars Number of units in development: 117 Rental potential (unfurnished): \$500 to \$520/week General rates: \$1,899 p.a. Land tax (investors only): \$2,270 p.a. Strata levies: \$7,021 p.a. Total balance of administrative & sinking fund as of 9/05/2023: \$625,977 Age: 21 years approx. Built 2002 Strata manager – LJ Hooker Strata Units plan number – 2179 Builder/developer: Hindmarsh The Offer Process: To help buyers on value, we advertise a guide price which your offer must exceed Offers can be subject to finance or unconditional and on a contract (preferred) Offers are confidential & will not be disclosed to other buyers for privacy purposes We can offer a solicitor to do a few contract review and even provide a free section 17 if you wish to make an unconditional offer A 5% deposit is acceptable via eft just prior to exchange of contracts