

302/1 Boolee Street, Reid, ACT 2612

independent
PROPERTY GROUP

Sold Unit

Friday, 22 September 2023

302/1 Boolee Street, Reid, ACT 2612

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 101 m2

Type: Unit



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Contact agent

Strategically positioned within the highly sought-after Metropool development, right on the threshold of Glebe Park and Canberra City CBD, this three-bedroom, two-bathroom apartment is destined to leave a lasting impression. Benefiting from a coveted North-East orientation, the apartment is a year-round oasis of natural light, complemented by enviable finishes that exude sophistication and warmth. The open-concept design places the kitchen at the heart of the home, featuring a premium inner-city fit-out, while the living and dining area is embraced by double-glazed windows, creating a softly illuminated and air-conditioned interior. Step outside, and you're poised to entertain guests with refreshing drinks against the backdrop of Canberra City's vibrant lifestyle. A central bathroom caters to the second and third bedrooms, each adorned with spacious built-in robes that can easily accommodate even the most extensive wardrobes. The master suite boasts its own stylish ensuite, adding an extra touch of luxury to your daily routine. Completing this well-appointed space are European-style laundry facilities, convenient built-in storage, and the added convenience of two side-by-side parking spaces. Whether you're an astute investor, a professional couple seeking a modern urban retreat, or downsizers looking for convenience and style, this apartment is poised to elevate your living experience and make you the envy of all your friends.

Summary of features:

- New executive residence, never lived in
- Primary North-East aspect ensuring light-filled living spaces
- Ideal quiet position for enhanced well-being
- Double glazed windows for increased energy efficiency
- Versatile layout offering flexible living options
- Contemporary style and finishes throughout
- Chic kitchen with designer finishes and loads of storage space
- Innovative Smeg appliance package including dishwasher
- Two reverse cycle air-conditioning systems for year-round comfort
- European style laundry, the perfect space saver
- Side-by-side parking nearby the lift for convenience
- Timber flooring - stunning and durable
- Dual roller blinds
- Full height wall tiling in the bathrooms
- Storage cage
- Flexible settlement options available

Location: This exceptional residence immerses you in a vibrant city precinct nestled within Canberra's thriving CBD. Enjoy the unparalleled convenience of being just a short stroll away from the City Centre, Braddon (Lonsdale & Mort Street), The Australian National University, and New Acton. Here, a diverse array of restaurants, cafes, bars, shops, and essential amenities await, promising a dynamic and socially rich lifestyle for discerning buyers seeking the luxury of residing in this highly sought-after location.

Key figures:

- Living area: 90m²
- Balcony: 11m²
- Strata levies: \$4,372 p.a.
- Rates: \$2,176 p.a.
- Land tax (investors only): \$2,627 p.a.