

**308/83 Cooyong Street, Reid, ACT 2612**



**Apartment For Sale**

Tuesday, 19 December 2023

308/83 Cooyong Street, Reid, ACT 2612

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Type: Apartment**



Tahmeed Towfiq  
0262497700

**469,000+**

Vacant, ready to move in! This apartment is a gem, conveniently located just across the road from the bustling city centre. You'll be at the heart of it all, with easy access to shopping, dining, and entertainment options. Positioned uniquely between the City Centre and vibrant Braddon, you'll have an array of choices for activities and dining options at your doorstep. The apartment is part of a near-new complex, great for cash flow; offering contemporary living at low expense. Features: - Offered with vacant possession - Double glazed throughout - Great inclusions - Perfect investment opportunity with tenants in place - Electric cooking - Reverse cycle split system for heating and cooling - Beautiful floorboards - Private layout with no neighbors to the front - Designed with privacy in mind - Rooftop pool, bbq & play area Essentials: Rent: \$580 p.w. Strata: \$3,073 p.a. (approx) Rates: \$1,869 p.a. (approx) Land Tax: \$2,187 p.a. (approx) investors only Indoor space: 68 sqm Balcony: 9 sqm Yeah built: 2022 EER: 6