

**320/83 Cooyong Street, Reid, ACT 2612**

LUTON

**Sold Apartment**

Friday, 18 August 2023

320/83 Cooyong Street, Reid, ACT 2612

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Area: 53 m2**

**Type: Apartment**



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## Contact agent

Price Guide: \$465,000+ Nestled in the vibrant heart of Canberra City, the prestigious 'Metropol' apartments is perfectly positioned to embrace the city's dynamic lifestyle. Situated on the third floor, this modern and fantastically located apartment offers the perfect blend of modern living and ultimate lifestyle. This newly built stylish apartment has open plan living with a galley kitchen fitted with top-of-the-line smeg appliances. With large windows throughout, enjoy not only the views over Glebe park but also the natural sunlight that streams through. Be comfortable all year round, with the split system installed. Whether you're looking for your new home or the astute investor, this luxury apartment is a must see! The 'Metropol' complex was completed in 2021 with impressive amenities including recreational spaces such as expansive BBQ areas with views of Mount Ainslie, a children's play zone, rooftop gardens, private dining, and kitchen facilities for hosting guests, along with two outdoor pools. Additionally, being only steps away from the bustling Canberra Centre where you have access to the major retailers and spoilt for choice of cuisines. Urban living has never looked so good - contact the team to secure your interest today!

Property Features:

- 1 bed / 1 bath / 1 car
- Located on the third floor of the 'Metropol'
- Spacious open plan living space
- Bedroom with access to the balcony and walk-through robe
- Dual access to the main bathroom
- Double glazed windows with views to glebe park
- Large kitchen with plenty of bench space and an abundance of storage
- Top-of-the-line SMEG appliances and induction cooktop
- Modern bathroom with high end finishes with floor to ceiling tiles
- Split system air-conditioning
- Superb location with Canberra Centre steps away
- Secure underground car space
- Roof top entertaining areas connecting the three buildings
- Infinity edge pool and kids playground
- Energy efficient LED lighting throughout
- Tenanted until April 2024 at \$535 per week

Property Details:

- Built: 2021
- EER: 6.0
- Living: 53m<sup>2</sup>
- Balcony: 9m<sup>2</sup>
- Land Rates: \$439 per quarter
- Land Tax: \$513.75 per quarter
- Body Corp: \$601.45 per quarter
- Currently rented for \$535 per week