

# 328/81 Cooyong Street, Reid, ACT 2612



## Unit For Sale

Thursday, 21 March 2024

328/81 Cooyong Street, Reid, ACT 2612

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Type: Unit**



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## Offers Over \$419,000

Welcome to the epitome of urban living at the Metropal Development. This exquisite 1-bedroom apartment boasts a coveted north-facing aspect, ensuring ample natural light throughout the day. Situated in the heart of the city, convenience meets luxury in this modern abode. Step inside to discover a beautifully finished interior adorned with quality finishes and meticulous attention to detail. High-quality SMEG appliances in the kitchen make cooking a pleasure, and the open layout seamlessly connects the living, dining, and kitchen. The spacious bedroom features large built-in robes, offering ample storage space without compromising on style. Prepare to be impressed by the expansive bathroom, complete with full-height tiling, providing a sleek and contemporary feel. Floor-to-ceiling double glazed windows not only offer stunning views of the city skyline but also ensure a serene and peaceful living environment. Vacant and ready to move in, this apartment presents the perfect opportunity!

**The Perks:**

- Engineered timber flooring
- Reverse cycle air-conditioning
- Stone benchtops
- SMEG appliances including induction cooktops
- Double glazed windows
- Energy efficient LED lighting throughout
- Flexible floorplan designed to maximise sunlight
- Full height bathroom tiling
- Semi frameless shower screen
- European-style laundry with clothes dryer
- Storage cage
- Video intercom access
- Secure basement parking

**The Numbers:**

- EER: 6.0
- Unit size: 49m<sup>2</sup>
- Balcony: 8m<sup>2</sup>
- Strata: \$625 p.q. approx
- Rates: \$453 p.q. approx
- Land tax: \$542 p.q. approx (Investor only)
- Year built: 2021

**Development perks:**

- Shared chef's kitchen and relaxation room
- 2 x pools
- 3 x rooftop viewing terraces
- Multiple BBQ areas
- Kids play area
- Large outdoor courtyards connecting the 3 buildings

**Location:**

- Approx. 1-minute walk to the Canberra Centre and CBD
- Approx. 6-minute walk to Braddon restaurants and cafés
- Approx. 8-minute walk to Lake Burley Griffin
- Approx. 10-minute walk to ANU
- Approx. 12-minute drive to Canberra Domestic and International Airport

**Explaining the private treaty process:**

- To ensure a fair & equitable process, all offers are confidential. This gives our buyers peace of mind that we will not disclose an offer to another buyer in an attempt to force that buyer's intent. For guidance on when offers close and how best to submit an offer, please contact the agent directly.