

**34/1 Gordon Street, City, ACT 2601**



**Apartment For Sale**

Friday, 22 March 2024

34/1 Gordon Street, City, ACT 2601

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**



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## Offers over \$485,000

This inner City apartment offers a large floor plan, with a study nook, in a funky split level floor plan. Facing north and with balconies on each end the unit runs the full length of the building offering great, cross flow ventilation. Inside the property has been updated with new carpets, plus it's been freshly painted so it's beautifully presented and ready for you now.

Where you live becomes a part of who you are; the atmosphere inspires you, the people on the streets influence you & the nearest café is soon to be your favorite spot. So why wouldn't you want to live in a thriving metropolis surrounded by the culture & convenience of the city. Welcome to 'The Metropolitan', where contemporary living is infused with comfort and ease. Situated within easy strolling distance to the City Centre, ANU, Lake Burley Griffin, the New Acton precinct and the light rail, there is always something to entertain and enjoy. This is truly a lifestyle location offering you the ability to leave the car at home and get excited about walking, biking, or scootering in your new neighbourhood. Live where you want, how you want, in the very heart of the nation's capital. Make sure to watch our detailed, walk through video it's our 24/7 salesperson for you to get an excellent feel for the features and benefits of this apartment inside and out. It's the most informative property video you will watch during your property search, but don't just take our word for it. To get a copy of the digital brochure containing an explanation of our friendly sales campaign and the full contract, just send us an email and it will be automatically sent to you.

What buyers will love most:

- Larger than most – a very generous 71m<sup>2</sup> of living space
- Funky split level design
- North facing
- Light, bright and airy
- Balconies on each end, offering a great cross flow ventilation
- Sunny/large study nook the perfect place for your home office
- Brand new carpets
- Freshly painted
- Great storage options
- Vacant possession with the option for early access prior to settlement

Apartment features:

- Modern kitchen with stone benchtops, stainless steel appliances, electric cooktop, dishwasher, full height pantry, lots of cupboards, plus a large island bench that is on wheels so you can move it around giving you versatility with layout
- Big bedroom with double mirrored built in robes, extra space for additional furniture plus another balcony offering fresh air and City views
- The bedroom is segregated from the living area and is located away from any roads
- Reverse cycle air conditioning (heating and cooling)
- Bathroom with modern/neutral design, shower, full height tiling and vanity with good storage
- Balcony off the living area
- Laundry with washer/dryer combo
- Large/tall storage room under the stairs that you can easily walk into
- Lots of wall space, great for mirrors and artwork
- Honeycomb style blinds
- Linen cupboard
- 1 car space plus a Colourbond enclosure

The Metropolitan features:

- Resort style facilities including an Indoor heated lap pool & sauna
- Fully equipped gym over two levels
- BBQ facilities in 2 x common courtyard/entertaining spaces
- NBN - FTTB
- Secure intercom & lift access
- Rubbish chute on each level
- On-site building manager
- Pets welcome (subject to body corporate notification)
- Walking distance to an array of Canberra's trendiest cafes & bars
- Short walk to The Australian National University & scenic Lake Burley Griffin
- The upcoming, stage 2 light rail stop is located only 50m away on London Circuit

The Numbers: (approx.)

- Internal living area: 71m<sup>2</sup>
- Balconies: 8m<sup>2</sup>
- Total: 79m<sup>2</sup>
- Level 5
- Age of unit: 17 years old (built 2007)
- Strata levies: \$5,546 p.a.
- General rates: \$1,837 p.a.
- Land tax (investors only): \$2,192 p.a.
- Water & sewerage rates: \$670 p.a.
- Rental potential: \$520/pw
- Potential to rent the car space alone for \$75/week or \$3,900/year
- EER: 6 stars
- Strata manager: Signature Strata.
- UP 3063 with 342 units spread over 8 buildings
- Total funds saved by the strata: \$3,513,152 as of 08/03/24

To Help Buyers

- We advertise a guide price which your offer must exceed.
- Offers can be conditional (subject to finance/valuation) or unconditional and on a contract with a waiver of the cooling off (preferred)
- We have a solicitor that can provide a FREE contract review and section 17 if required
- All offers are confidential & will not be disclosed to other buyers for privacy purposes.
- A 5% deposit is acceptable on the exchange of contracts