

39/15 Coranderrk Street, City, ACT 2601



Apartment For Sale

Thursday, 22 February 2024

39/15 Coranderrk Street, City, ACT 2601

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Type: Apartment



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Offers over \$470,000

Making its presence felt on the Canberra skyline, 'Glebe Park Residences' have already proved themselves to be a landmark of urban design. This signature building makes the most of its spectacular location, positioned to the South of the picturesque Glebe Park and to the North of the iconic Lake Burley Griffin. It is literally a few hundred metres from Canberra's largest selection of premium restaurants, cafes, office space and retail stores. Walk to work and then dinner, then back again, imagine the convenience. The building also offers a high level of amenity for its residents, such as BBQ, picnic, gym, swimming pool and spa facilities. Positioned high up on level 6, this generous 1-bedroom apartment takes full advantage of its elevated position and allows in lots of natural light. The chic modern décor includes the European appliance equipped kitchen complete with gas cooking & marble bench tops, marble splash back and marble flooring. The bathroom also has marble on the floors, walls and the vanity top to complete the sense of opulence. Add a covered balcony and ducted reverse cycle heating and cooling and you have a very appealing Inner-City abode. Make sure to watch our detailed, walk through video prior to your inspection (and after), it's our 24/7 salesperson for you to get an excellent feel for the features and benefits of this unit and the development as a whole as we tour you around the carparking and facilities. It's the most informative property video you will watch during your search, but don't just take our word for it...To get a copy of the digital brochure containing an explanation of the sales campaign and the full contract, please send us an email from any of the web portals and note your full name and mobile number and it will be automatically sent to you.

What buyers will love the most:

- A modern and spacious open plan unit with elevated outlook
- High level of inclusions such as marble finishes in the kitchen and bathroom plus gas cooking which is rare in apartments
- Completely single level with no steps to navigate either internally nor from the basement and foyer direct to this unit
- Located high up in the development and away from any roads so very tranquil position
- Excellent facilities in the building for use of all residents (pool, spa, gym, BBQ).
- An allocated car space, plus a lockable storage enclosure in basement very close to the entry/exit door on the ground level
- Vacant possession meaning we can facilitate a quick move in with no need to wait for tenants or owners to relocate, early access prior to settlement is even available via an occupation agreement
- Flexible settlement dates if you have another home you want, or need, to sell or to give more time to secure financing
- Unit comes with fridge, washing machine and dryer included in purchase price
- Most furniture items can also be negotiated as part of the sale price (bed and side tables, couch, dining table and chairs, entertainment unit and TV)

The Numbers (approx.):

- Living size: 66m²
- Balcony size: 12m²
- EER (energy efficiency rating): 6 out of 6 stars
- Level: 6 of 8
- Total number of units at 'Glebe Park Residences': 184
- Rental potential (unfurnished): \$530/week
- Strata levies: \$4,307 p.a.
- General rates: \$1,851 p.a.
- Water & sewerage rates: \$670 p.a.
- Land tax (investors only): \$2,222 p.a.
- Total balance of admin funds: \$262,223 as of 17/01/2024
- Total balance of sinking funds: \$1,286,970 as of 17/01/2024
- Age: 15 years (Built March 2009)
- Developer: Amalgamated Property Group
- Builder: Chase
- Strata Manager: Vantage Strata, phone 1800 878 728
- Units Plan: 3309

More features:

- Ducted reverse cycle air conditioning (heating and cooling)
- Halogen downlights throughout
- European appliances in kitchen which include stainless steel electric oven, rangehood, dishwasher and 5 burner gas cook top (a rarity in apartments)
- Expansive marble bench tops, marble splash back and marble flooring in kitchen
- Bathroom has marble floor and wall tiles, shower, floating vanity with mirrored storage cabinetry above and toilet
- Laundry is located in the bathroom behind a folding door and also has marble floor tiles, tub and additional storage space plus a washing machine and dryer
- Bedroom has an entire wall (4) sliding door robes, 2 of which are mirrored and can accommodate a king sized bed and side tables

'The Glebe Park Residences' development includes:

- On site building manager
- Multiple visitor parks on East and North side of the building
- Video intercom for guests
- Outdoor length pool, heated spa pool, BBQ facilities and seating in the internal podium
- Fully equipped gymnasium in building for use by all residents located on the podium level
- Numerous security cameras throughout development
- Lift access from basement and ground direct to your level
- Centralised gas hot water system
- NBN connected - (FTTN)
- Pets welcome (subject to strata notification & approval)

To Help Buyers:

- We can refer a solicitor who can review the contract for FREE
- The same solicitor can provide a free Section 17 if you wish to submit an unconditional offer
- We help negotiate amendments to the contract such as settlement dates or exchange deposits
- Free valuations to help you establish your current equity in any other properties you or to help secure your finances