

41/3 Gordon Street, City, ACT 2601



Sold Apartment

Friday, 3 November 2023

41/3 Gordon Street, City, ACT 2601

Bedrooms: 2

Bathrooms: 2

Parkings: 2

Area: 111 m2

Type: Apartment



Chris Wilson
0418620686



Jack Wilson
0402367713

\$758,500

****During the Christmas break, appointments are available by appointment for qualified buyers. Please contact Jack on 0402 367 713 via call or text message to arrange a a time suitable****Looking for an inner-city apartment that you can move into immediately and start enjoying the benefits that a location such as this has to offer. Then look no further than 41/3 Gordon St, Canberra City. Positioned on the top floor and offering beautiful views towards Black Mountain tower, this generously sized split-level apartment comes with not only a location that is hard to beat but also with facilities that will mean you have everything right at your doorstep. Featuring a split-level floor plan with a spacious open plan living and dining area that is overlooked from the well-appointed kitchen. From here you can step out onto the balcony area and enjoy the serene views towards Black Mountain. This entire area also enjoys the sun that comes flooding in throughout the day. The kitchen offers ceramic bench tops, laminated cupboards, dishwasher, under bench oven and ceramic cook top. Preparing meals will be enjoyable from this space rather than a chore. On the lower level are the two spacious bedrooms overlooking the complex gardens. Both include built-in mirrored sliding robes of generous size, and the main bedroom also includes an ensuite bathroom. You will be able to cancel your gym membership because the Metropolitan offers a fully equipped gym, spa and indoor swimming pool along with outdoor BBQ facilities in the enclosed, well manicured garden areas. You will also appreciate fully secure lift intercom access to your floor along with secure underground car parking with storage. Notable features include:

- New carpets throughout
- 2 car parks + storage cage
- Short distance to new light rail stop
- Close to ANU
- Ducted reverse cycle air conditioning

Apartment Size: 112m² (approx.) Balcony Size: 13m² (approx.) Year of Construction: 2007 EER: 6.0 Outgoings: General Rates: \$519 p/qtr (approx.) Land Tax (if rented out): \$587.46 p/qtr (approx.) Body Corp Levies: \$1,990 p/qtr (approx.) Disclaimer: The material and information contained within this marketing is for general information purposes only. Cream Residential Pty Ltd does not accept responsibility and disclaim all liabilities regarding any errors or inaccuracies contained herein. We recommend all interested parties to make further enquiries and seek further advice. You should not rely upon this material as a basis for making any formal decisions.