

416/83 Cooyong Street, Reid, ACT 2612

Sold Apartment

Friday, 25 August 2023



416/83 Cooyong Street, Reid, ACT 2612

Bedrooms: 2

Bathrooms: 2

Parkings: 2

Type: Apartment



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\$640,000

Offering an incredible opportunity for first home buyers, investors, and downsizers alike is this modern two bedroom ensuite apartment which is perfectly located in the very heart of Canberra! Situated in the highly sought-after "Metropol" complex - and with a lovely leafy outlook to Glebe Park - this stunning Level 4 apartment offers a relaxing and convenient lifestyle to enjoy. Walk to the Canberra Centre or your favourite boutique or restaurant in minutes, plus save on car parking/travel costs as you can walk to work from this fabulous central location. The living area provides plenty of flexibility for both living and dining options. You will love the large floor-to-ceiling windows which help fill the apartment with an abundance of natural light. The modern kitchen boasts lovely stone benchtops and quality SMEG appliances. Both bedrooms feature plenty of wardrobe space and have a very pleasing outlook to leafy Glebe Park across the street. The main balcony is accessed from both the living area and bedroom 2 and provides the perfect place to relax. The main bedroom also has its own separate balcony. Additional features of this very appealing apartment include split-system air-conditioning for year-round comfort, double glazing, two allocated side-by-side basement car parking spaces, plus allocated storage. Situated within easy access to the Canberra CBD, Canberra Centre the Australian National University and the many restaurants, cafes and boutiques that the City and Braddon areas have to offer. In summary, the features of this stylish property include:

- 'As new' two bedroom ensuite apartment
- Appealing design with stylish inclusions
- Modern kitchen with quality appliances
- Main bedroom with ensuite, wardrobe space and balcony access
- Bedroom 2 with built-in wardrobes and balcony access
- Double glazing
- Internal laundry
- Split-system air-conditioning for year-round comfort
- Two balconies
- Lovely views to leafy Glebe Park
- Allocated basement car parking for two vehicles side-by-side
- Allocated storage
- Complex swimming pool, entertaining area and playground

Living: 71m² (approx)
Balconies combined: 9m² (approx)
Strata: \$790.25 per quarter (approx)
Rates: \$484.72 per quarter (approx)
Land Tax: \$570.82 per quarter (approx) (if not principal place of residence)
EER: 6 Stars
Viewings of this lovely property can be arranged either by private inspection or by attending the advertised open for inspection times.