

504/240 Bunda Street, City, ACT 2601



Sold Apartment

Friday, 27 October 2023

504/240 Bunda Street, City, ACT 2601

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Type: Apartment



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\$515,000

Start Christmas and the New Year with a new apartment and enjoy the location and lifestyle on offer from this inner city, apartment. You'll be pleasantly surprised with the tranquility and privacy enjoyed by this apartment thanks to its position within the building. Ideally located in the 'Manhattan on the Park' complex, it's just a short walk to the lake for your morning exercise and your choice of nearby cafés for breakfast. 'Manhattan on the Park' also offers all the facilities of a resort, with its fantastic outdoor pool, fully equipped gym, and BBQ area to entertain you and your guests. Attention live in owners – want early access prior to settlement and a guaranteed move in date? Well good news, we can make that happen. Your next chapter is calling your name & having a home sweet home to call your own is ready for you now. This apartment makes living cool, calm & care-free and with vacant possession and early access on offer you could be unlocking your new front door sooner than you think. Want the furniture too? Well good news, any or all of the furniture can be included as part of a purchase. 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.

Features overview:

- North facing, light, bright, and airy
- Views across the City and towards Black Mountain Tower
- Vacant and ready for you now, early access also available
- Buy it full furnished or vacant. Any or all of the furniture can be included
- Ducted reverse cycle heating & cooling
- Double glazed, floor to ceiling windows
- Kitchen features, gas cooking, stone bench tops with waterfall edges, high quality Bosch appliances including dishwasher & microwave, soft close drawers, built in bins
- Double sliding doors from living area to balcony
- Large bedroom that can fit a king size bed, double built in robes, access to the balcony, plus additional space for a desk or additional furniture
- Spacious, fully covered balcony with power point
- European laundry
- Single allocated car space - an adaptable spot which means you have more space and its adjacent to the lift
- Large storage enclosure behind the car space

The Manhattan on the Park development:

- Resort style living with an outdoor pool, fully equipped gym & BBQ area
- Pet-friendly (subject to body corporate notification)
- Lift access & video intercom
- Directly opposite Glebe Park and the Canberra Centre
- NBN - FTTB

The numbers:

- Level 5
- Living: 66m²
- Balcony: 20m²
- EER: 6 stars
- Rental potential, unfurnished: \$550/week
- Previously rented fully furnished for \$630/week
- General rates: \$1,335 p.a.
- Water & sewerage rates: \$720 p.a.
- Land tax (investors only): \$1,535 p.a.
- Strata levies: \$5,573 p.a.
- Total of the Administrative and Sinking fund balance: \$2,624,198 as 30/09/23
- Age: 10 years approx. Built 2013
- Strata manager – Grady Strata
- Number of units in development: 332
- Units plan number – 3941
- Developer: Amalgamated Property Group
- Builder: Chase Construction

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 pre-allocated to 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