

509/2 Akuna Street, City, ACT 2601



Apartment For Sale

Saturday, 16 December 2023

509/2 Akuna Street, City, ACT 2601

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Type: Apartment



Kaylene King
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Tahmeed Towfiq
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Awaiting Price Guide

Auction Location: LJ Hooker Canberra City AUCTION ON 31st JANUARY IF NOT SOLD PRIOR INSPECTION BY APPOINTMENT

Unlock the potential of urban living with this exceptional property located at the heart of the city. Whether you choose to reside in this prime space or leverage it for rental returns, this investment opportunity is a true gem. Located in the bustling heart of the city, this property offers unparalleled convenience with shops and eateries right at your doorstep. Available as furnished or unfurnished, allowing you to tailor it to your preferences or the needs of potential tenants. Enjoy the scenic beauty of the city with views to the iconic Black Mountain Tower, creating a picturesque backdrop from the fifth floor. And with only 150 units in the well-established complex, experience a sense of community and exclusivity that sets this property apart! Take advantage of the locked car park with storage, which itself is a rare commodity at these locations. Additionally, the complex boasts top-notch amenities, including a pool, tennis court, and the convenience of a concierge service. Currently, the property is tenanted until August 13th, 2024, with a reliable tenant in place, ensuring a steady income stream for the discerning investor.

The features:- Prime Location- Flexible living options- Spectacular views to black mountain tower and cityscape- Pool- Gym- Tennis Court- Concierge- Shops, restaurants and cafes at door step- Walk to city center in less than 5 minutes- Basement parking at storage- Study room with a separate entrance- Tenanted till 13th August 2024

The essentials:- Indoor space: 48 sqm- Outdoor space: 8 sqm- Year built: 2000 (23 years old)- Rent: \$470 p.w.- Strata: \$7,766 p.a. (approx)- Rates: \$1,550 p.a. (approx)- Land Tax: 1,976 p.a. (approx) investors only- EER: 6