

**515/83 Cooyong Street, Reid, ACT 2612**

**Apartment For Sale**

Saturday, 17 February 2024

**Canberry.**

*Live Where You Love*

515/83 Cooyong Street, Reid, ACT 2612

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**



Celiya Young  
0261097280

**\$460,000+**

Discover the perfect blend of contemporary design and effortless living in this modern one-bedroom apartment, an ideal choice for the discerning first home buyer or astute investor. Set in a prime location, mere minutes from Canberra Centre and Glebe Park, convenience and lifestyle blend seamlessly to provide an enviable urban living experience. As you step into the southwest-facing living areas, you are greeted by natural light that enhances the space, offering a tranquil retreat from the bustling city life. The bedroom is a haven of comfort, featuring mirrored built-in robes that reflect the room's airy ambiance. Each element of the apartment has been meticulously considered, from the designer kitchen boasting stone bench tops and soft close joinery, to the top-of-the-range SMEG appliances, including an induction cooktop, electric oven, and integrated dishwasher. Exceptional functionality is evident with the inclusion of reverse cycle split systems ensuring year-round comfort, while the double glazed windows and sliding doors provide superior insulation and noise reduction. The secure basement car space offers peace of mind, with lift access straight to your door. The amenities extend beyond the apartment, with beautifully maintained gardens and a BBQ area that cater to both relaxation and social gatherings. Located a brief stroll from the vibrant Braddon district, indulge in a variety of restaurants and cafes. For those seeking intellectual stimulation, the Australian National University is just a 15-minute walk away. This apartment encapsulates the very essence of stylish, low-maintenance living, all within the heartbeat of one of Canberra's most sought-after suburbs. Don't miss the opportunity to make this exquisite property your own. What's on offer:

- Southwest facing living areas
- Bedroom with mirrored built-in robes
- Designer kitchen with stone bench tops & soft close joinery
- SMEG induction cooktop & electric oven
- SMEG integrated dishwasher
- Reverse cycle split systems for heating and cooling
- Double glazed windows & sliding doors
- Secure car space in basement
- Amenities include gardens and bbq area

The Location: 2-minute walk to Canberra Centre and Glebe Park 8-minute walk to Braddon restaurants and cafes 15-minute walk to Australian National University

Property details: Total Living: 48 sqm Balcony: 9 sqm Total: 57 sqm Built: 2021 EER: 6 Strata: \$ 571.30 pq Rates: \$ 441.89 pq (approx.) Land Tax: \$ 529.48 pq (approx. only when rented) Rental Appraisal: \$ 550 per week

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