

**61/20 Allara Street, City, ACT 2601**

**maloneys**

**Apartment For Sale**

Monday, 8 January 2024

61/20 Allara Street, City, ACT 2601

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**



Peter Maloney  
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**\$690,000+**

This Two Bedroom Apartment on the 8th floor of the "Park Avenue" complex is located perfectly in the City close to a huge array of dining and entertainment options. Canberra Centre and main shopping are just minutes away and the Central Business district also within easy reach. Just a Short stroll to Commonwealth Park and Lake Burley Griffin, walking distance to the ANU, CBD, City Bus Interchange, Light Rail and a 10 min drive to Canberra Airport. The Apartment has floor to ceiling double glazed windows and ducted reverse cycle air-conditioner to living room and bedrooms. The Master bedroom offers a walk-in robe whilst the 2nd bedroom has a built-in robe. The Kitchen with stone benchtops and splash backs features high end Franke appliances including oven, ceramic cook top, dishwasher, and microwave. The bathrooms feature luxurious fixtures and custom joinery. The complex has a commercial grade gym and communal garden with a barbecue area on Level 4. Parking in the city is no issue with the Apartments one allocated parking space in the complex's secure basement. Features include: - Located on Level 8 - Floor to ceiling double glazed windows - Franke oven, ceramic cooktop, dishwasher, microwave. washing machine and dryer - Bathrooms featuring luxurious fixtures and custom joinery - Stone kitchen benchtops and splash backs - Ducted reverse cycle air-conditioning to living room and bedrooms - Commercial grade gym and communal garden with a barbecue area on Level 4 - One allocated car space in secure basement Location: - 200m to Canberra Centre and main shopping district - Short stroll to Commonwealth Park and Lake Burley Griffin - Walking distance to the ANU, CBD, City Bus Interchange and Light Rail - Only 10 min drive to Canberra Airport Property Details: - Living Size: 72m<sup>2</sup> - Balcony: 7m<sup>2</sup> - EER: 6.0 Property Outgoings: - Rates: \$465 approx. per quarter - Land Tax if payable: \$546.96 approx. per quarter - Levies: \$1,206.65 approx. per quarter - Water Rates: \$186.77 approx. per quarter Disclaimer: While all care has been taken in compiling information regarding properties marketed for rent or sale, we accept no responsibility and disclaim all liabilities in regards to any errors or inaccuracies contained herein. All parties should rely on their own investigation to validate the information provided.