

629/81 Cooyong Street, Reid, ACT 2612



Apartment For Sale

Friday, 14 June 2024

629/81 Cooyong Street, Reid, ACT 2612

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 106 m2

Type: Apartment



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\$885,000

Immerse yourself in a luxurious urban lifestyle with this exquisite, newly constructed 3-bedroom executive residence, offering both the prestige of Reid and the convenience of Canberra City. This pristine apartment, part of the prestigious 'Metropol' complex, is uniquely situated on a tranquil side of the development, offering an optimal north-easterly orientation and breathtaking views to Mount Ainslie. This spacious residence features a thoughtfully designed floor plan to accommodate various lifestyle needs. The open-concept kitchen, outfitted with premium Smeg appliances and an integrated dishwasher, serves as the central hub of the home, providing extensive benchtop space for meal preparation and appliance storage. Adjacent to the kitchen, the versatile living area can be tailored to include an inviting lounge and a separate dining space, ideal for hosting elegant dinner parties for up to eight guests. The covered balcony extends the living area outdoors, providing a peaceful retreat. Each bedroom in this meticulously designed layout is strategically separated to enhance privacy, making it perfect for families, downsizers, or investors. The master suite features a stylish ensuite, a walk-through robe, and balcony access. The second and third bedrooms, both generously sized and equipped with robes, are well-lit by large windows and conveniently located near the contemporary main bathroom, which boasts full-height tiling and designer fittings. The residence is equipped with modern conveniences to ensure maximum comfort and energy efficiency, including double-glazed windows and sliding doors, dual roller blinds, two reverse cycle air-conditioners, durable timber flooring, LED lighting, a video and voice intercom system, and a European-style laundry with a clothes dryer and built-in linen cupboards. The 'Metropol' complex offers resort-style amenities that redefine sophisticated living. Residents can enjoy access to pools, barbecue areas, lounge and dining spaces, and beautifully landscaped gardens, creating an exclusive enclave that elevates everyday living to new heights. Discover a new standard of urban luxury where every day feels like a retreat. Welcome to 'Metropol,' where comfort, convenience, and style converge.

Summary of features:- Brand new (never been lived in) executive 3-bedroom residence - Corner apartment perfectly positioned with 180-degree views - Ideally located on the quiet side of the development - Primary north-easterly aspect ensuring light-filled living spaces - Floor to ceiling sliding doors & windows for added natural light - Double glazing throughout for increased energy efficiency - Two reverse cycle air-conditioning systems for year-round comfort - Timber flooring - stunning and durable - Dual roller blinds – adjust the level of light - Side-by-side basement parking with a storage cage - Versatile layout offering flexible living options for an enhanced well-being - Covered entertaining balcony for hosting guests & outdoor relaxation - Excellent galley style kitchen layout with a contemporary design - Innovative Smeg appliance package including dishwasher - Extensive bench space for meal preparation & kitchen appliances - Main bedroom suite with a walk-through robe with two sliding wardrobes, ensuite & balcony access - Carpeted bedrooms with windows for added light & built-in mirrored wardrobes - Bathrooms with full-height tiling, wall hung vanities & designer fittings - European style laundry, the perfect space saver with a clothes dryer & added storage space - Video & voice intercom system - Access to resort style facilities including lap pools, barbecues, lounge & dining areas

Location: This exceptional residence immerses you in a vibrant city precinct nestled within Canberra's thriving CBD. Enjoy the unparalleled convenience of being just a short stroll away from the City Centre, Braddon (Lonsdale & Mort Street), The Australian National University, and New Acton. Here, a diverse array of restaurants, cafes, bars, shops, and essential amenities await, promising a dynamic and socially rich lifestyle for discerning buyers seeking the luxury of residing in this highly sought-after location.

Key figures:- Living area: 97m² - Balcony: 9m² - Strata: \$5,277 p.a. (including admin & sinking fund) - Land tax: \$2,806 p.a. (investors only) - Rates: \$2,313 p.a.