

**702/1 Boolee Street, Reid, ACT 2612**



**Apartment For Sale**

Friday, 17 May 2024

702/1 Boolee Street, Reid, ACT 2612

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 51 m2**

**Type: Apartment**



Luna Moon



Jamie Zhang  
0411851928

**\$529,000+**

Located on the 7th floor, this exquisite apartment offers breathtaking views and complete privacy. Nestled in a prime location near Canberra Centre, you'll enjoy unparalleled convenience with shops, restaurants, and entertainment options just a short stroll away. The apartment is designed for modern living, featuring a designer kitchen with stone countertops, soft-close cabinetry, SMEG induction cooktop, electric oven, and dishwasher. The spacious bedroom boasts a large walk-in closet, second bedroom can be use as multi-purpose room. While the elegant living room is adorned with beautiful wooden flooring. Enjoy rooftop gardens, alfresco dining areas, a residents' kitchen, swimming pools, and a kids' play area in the building. Stroll through picturesque Glebe Park and take advantage of the excellent transport links for seamless exploration of the wider region. Although it's in the most central location in the city, this apartment is very private in its outlook and position. Features: • Does not face other apartments or the main road, ensuring lots of privacy. • Engineered timber flooring in the living area. • Spacious bedroom with a walk-in closet. • SMEG full-size dishwasher, 4-burner induction cooktop, built-in oven, and ducted range hood in the kitchen. • Wall-mounted dryer in the laundry. • Reverse cycle air conditioning units for year-round comfort. • Double-glazed aluminium framed windows for enhanced insulation and noise reduction. • Secure underground parking. • Low body corporate. • Walking distance to Canberra Centre and shops in Braddon & Reid. • 5-minute drive to ANU. Location: • 2-minute walk to Braddon • 5-minute walk to the light rail and bus interchange • 10-minute walk to ANU Property Number: • Internal size: 51m<sup>2</sup> • External size: 8m<sup>2</sup> • Total: 59m<sup>2</sup> • Strata: \$664.56 per quarter (Approx.) • EER: 6.0 • Built: 2021 Experience the perfect blend of luxury and convenience in this stunning apartment. Don't miss the opportunity to make this your new home! Contact us today for a viewing.