

75/43 Constitution Avenue, Reid, ACT 2612



Sold Apartment

Sunday, 20 August 2023

75/43 Constitution Avenue, Reid, ACT 2612

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Type: Apartment

\$493,000

Inspection by appointment only Situated in the heart of Canberra and enjoying views all the way to the iconic Parliament house, this modern and bright one-bedroom apartment offers low-maintenance living close to all amenities and is perfect for professionals looking for convenience to work and a lock and leave lifestyle or investors wanting a property in an excellent position. The layout comprises one bedroom with a built-in robe, an immaculate ensuite with floor-to-ceiling tiling, and a generous open-plan living, dining, and kitchen area. Full-length wall-to-wall windows in both the bedroom and living area allow you to take in the expansive views, and both flow seamlessly onto the balcony, creating an ideal space for relaxing evenings or entertaining friends. Comfortable and functional, the apartment features ducted heating and cooling, ceiling fans, window furnishings, and a large linen closet for added convenience. The stone-topped kitchen is fully equipped to meet all your cooking needs with a full-length pantry, gas cooktop, electric oven, dishwasher, and washing machine. A single secure basement car space and intercom entry give you peace of mind. The central location offers easy walking distance to the city centre, cafes and dining, Commonwealth Park and the Lake, public transport, and the proposed University of NSW campus (expected to be completed in 2025). With minimal maintenance required and its attractive rental potential (currently rented at \$550 per week until February 2024), this property is an excellent live-in or investment opportunity. Don't miss your chance to secure an apartment that is the perfect blend of contemporary comfort and city convenience. Contact us today to arrange a viewing.

Auction Details - This home will be auctioned in rooms at Ray White Canberra Auction House at 2/14 Wales Street Belconnen on Thursday 6th September 2023 at 5.00pm - Unless sold prior to.

Features -

- Modern, centrally located one-bedroom apartment
- Expansive city views towards Parliament House
- Open-plan living, dining, & kitchen area with balcony
- Bedroom with BIR, fully-tiled ensuite, balcony access
- Fully equipped kitchen with stone benches and pantry
- Ducted heating & cooling + ceiling fans for comfort
- Single car space and secure intercom & lift entry
- Central location, walk to buses, cafes, and dining
- 5-minute drive to Canberra Centre and city attractions
- Perfect for single individuals, couples, or investors
- Currently rented at \$550 per week until February 2024
- Low-maintenance living in a fantastic Reid location
- Rates approx: \$443 pq
- Body corp approx: \$1,096 pq
- Built 2014 approx