

77/20 Allara Street, City, ACT 2601



Apartment For Sale

Tuesday, 14 November 2023

77/20 Allara Street, City, ACT 2601

Bedrooms: 2

Bathrooms: 2

Parkings: 2

Area: 104 m2

Type: Apartment



Nectaria Moutafis

\$939,000

Park Avenue is one of Canberra's premier complexes built in 2021 by MPG (Morris Property Group). It is one you need to see, to fully appreciate all the great benefits it has to offer. An easterly facing home with 2 bed, 2 bath and 2 car spaces, it is conveniently and centrally situated in walking distance to Canberra Centre, business district, the Casino, Canberra Theatre, Convention Centre and Glebe Park. It's a short stroll to ANU, CIT, Lake Burley Griffin and a stone's throw away from fantastic cafes, restaurants, and bars. The apartment is in superb condition. It offers a practical floor plan with a peaceful balcony that has sweeping ceiling to floor views of Mount Ainslie, Reid, The War Memorial and Glebe Park. This spacious two bedroom design boasts 94sqm internal space with well-appointed kitchen - featuring Franke appliances, stone bench tops, marble splash back, full height tiling in bathrooms and a European laundry. Additionally unique to this home are the timber look tiles throughout the apartment and fly screens on windows and sliding glass doors for all-season living from living area to the bedrooms. Its great storage, quality fixtures and finishes and lush views allows the beautiful morning sun to flood the apartment and offer great natural light throughout the day. Whether you're looking to live-in or invest, this turn-key property is a perfect inner city location for you! Elevated on Level 9, this apartment offers:

- Brand new 2021 construction by Morris Property Group
- 6 Star Energy Rating
- Spacious living - 94sqm internally with 10sqm balcony
- Timber look tiles throughout the kitchen, living & bedroom areas (no carpet)
- Fly screens on opening doors and windows
- Roller blind fittings across all windows and sliding doors
- Ceiling to floor double glazed windows
- Generous plan design with 2.6m high ceilings
- Commercial-grade gym and theatre room
- Communal garden and barbecue area with kitchenette for recreational use

Kitchen & Living Area Features include:

- Franke kitchen system - Tectonite single bowl, gooseneck kitchen mixer with pull-out spray
- Franke oven, ceramic cooktop, integrated microwave oven & grill, and dishwasher
- ILVE range hood - externally vented
- Soft-close kitchen joinery
- Stone kitchen bench tops and splash backs
- Haier washing machine & condenser dryer included
- Ducted reverse cycle air-conditioning and heating (no condenser on balcony)

Bathroom Features include:

- Bathrooms by Parisi featuring luxury fixtures and L'Hotel Combination showers
- Bathrooms feature custom joinery

Car Parking:

- Secure parking
- Lockable storage cage
- 2 side-by-side car spaces
- Close to lift

Location:

- 200m to Canberra Centre and CBD shopping district
- Opposite Canberra Casino
- 40 metres from Glebe Park
- Short stroll to Commonwealth Park and Lake Burley Griffin
- Walking distance to ANU, CBD, City Bus Interchange and Light Rail
- Only 10 minute drive to Canberra Airport

Outgoings:

- Body Corporate: \$1,525/qtr
- General Rates: \$1,559/yr
- Water and Sewage: \$300/qtr (approx.)
- Land Tax: \$2,290/qtr (if rented)

For more information or to arrange a private viewing, please contact Necta Moutafis on 0424 195 790.