

**8/66 Allara Street, City, ACT 2601**

LUTON

**Townhouse For Sale**

Saturday, 27 April 2024

8/66 Allara Street, City, ACT 2601

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Area: 75 m2**

**Type: Townhouse**



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**\$520,000**

Looking for a unique and refreshing Inner City apartment with ample space? Look no further than the exceptional 'Forum' apartments offering a lifestyle of generosity and ease. Unit 8 is bathed in natural light, with floor to ceiling Easterly facing windows with a lovely outlook of mature trees. The apartment is warm and inviting with a lovely outlook directly opposite the historic Canberra Olympic swimming pool. Open the double cedar doors to the front courtyard that offers both privacy and security. This fully covered space welcoming in the breeze and morning sunshine. This is the perfect spot for a morning coffee. With a spacious single-level floor plan the living room and dining are even more inviting due to the expansive 6-metre-high ceilings. The modern kitchen boasting ample storage, stone benchtops, dishwasher, electric oven, and cooktop is functional and visually pleasing. Opposite you will find a powder room, study nook with internet connection and additional storage. Upstairs the main bedroom also enjoys the light from the large main windows however still both private and roomy. There is more room for a study desk, and comes complete with built-in robes, an ensuite with bath/shower and European laundry with dryer. Conveniently situated just a brief walk from the bustling heart of the City and a stone's throw from the scenic Commonwealth Park, this development invites you to indulge in leisurely strolls or bike rides around the lake. This is fast becoming a Canberra tradition. Leave your car behind and opt for a pleasant walk or scooter ride to work, University, or the Canberra Centre. Whether for shopping, a laid-back Sunday brunch or superb dining experience you are centrally located with everything you need. The 'Forum' presents an array of amenities for your enjoyment. Picture yourself relishing a barbecue on the rooftop terrace while soaking in panoramic views of the City and the lake. For fitness enthusiasts, the fully equipped gym awaits. Additionally, the Civic pool and gym, just across the road, offer further opportunities for exercise or a refreshing swim. Your next chapter beckons, and with vacant possession and early access options available, you could be stepping through your new front door sooner than anticipated. Investors, note: Property management can be facilitated and pre-settlement viewings for potential tenants can also be organised.

Features:

- Prime Location
- Optimal privacy with no neighbouring units overlooking
- Large spacious floorplan with high ceilings
- Hybrid flooring in living areas and kitchen
- Modern kitchen boasting ample storage, stone benchtops, dishwasher, electric oven, and cooktop
- Abundant natural light in the large master bedroom upstairs
- Main bathroom with bath/shower and European laundry with dryer
- Reverse cycle air conditioning units for heating and cooling in living areas
- Single allocated car space with storage cage in the basement
- Rooftop terrace with barbecue facilities and shade umbrellas
- Ground-level gymnasium
- Tranquil internal courtyard with fountain
- Pet-friendly (subject to body corporate notification)
- Security cameras throughout the complex
- 2 brand new lifts
- NBN – Fibre to the building
- Centralized gas hot water system
- Ample parking options for guests opposite the building

Statistics: Living Area: 75 m<sup>2</sup> (approx.) Balcony Area: 8 m<sup>2</sup> (approx.) EER: 6 stars Number of units in development: 107 Rental potential: \$ per week (approx.) Land Rates: \$475p/q (approx.) Water & sewerage rates: \$186p/q (approx.) Strata levies: \$1623.88 p/q (approx.) Builder/developer: Hindmarsh