

8/89 Allan Street, Curtin, ACT 2605

Unit For Sale

Friday, 11 August 2023



8/89 Allan Street, Curtin, ACT 2605

Bedrooms: 2

Bathrooms: 2

Parkings: 2

Area: 78 m2

Type: Unit



Martin Faux
0421593602



Brett Hayman
0411414624

\$565,000

Positioned on the first floor of the boutique Loftus complex, this apartment offers light and bright living areas flowing out to an elevated balcony. Accommodation upstairs is provided by two bedrooms, master with ensuite and an additional study nook at the bottom of the stairs. Superbly appointed with high quality appliances, fixture and fittings this is a fantastic opportunity for those looking for a convenient and easy care lifestyle within a modern boutique development. Loftus is a boutique urban apartment complex located in the popular and sought after inner Woden suburb of Curtin. Designed with impeccable detail to suit the modern lifestyle Loftus boasts a unique and contemporary design which compliments the location and surrounding landscape. Loftus maintains a high standard amongst today's modern residential developments. The interiors are designed by award winning Sugar Designs. It's innovative fixtures incorporates high performance double glazing, water efficient tap ware and high energy ratings to provide a comfortable living environment. Great investment opportunity: Estimated rental return: \$580 - \$600 / week Previous listed on Air BNB around \$110 with regular bookings Excellent location- 6 km approximately from Canberra city- 4 km approximately from parliament- 3 km approximately from Woden Town Centre- A stone throw from the Curtin shops, Coles and churches- Just a short stroll to children's play areas and day care centre Development features- Lock-up bicycle storage with internal access- Fully landscaped- Secure video intercom access- Secure basement dedicated car space- Ample visitor parking- Individual resident storage in basement- Two main entrances- Facilities for future NBN connectivity (space and conduit access only) with Cat 6 cabling- Foxtel wired for future connectivity- Views of Black Mountain, Brindabella mountains and Parliament House from various apartments Apartment features:- Estimated rental return \$580 - \$600 / week- Gas cooking and instantaneous hot water- Sun soaked living rooms and courtyards- High 2.7m ceilings (30% higher than the average apartment)- Industry leading Daikin ducted reverse cycle heat / cool- Modern designer laminate kitchens with stone bench tops- Stainless steel Miele appliances and quality designer- Two bathrooms plus additional powder room downstairs- Study nook with built in desk- Two secure car spaces - Energy efficient double glazed windows (reducing your heating and cooling bills)- Each bedroom with free to air television, data Cat 6 / telephone port Living area: 78 sqm Balcony area: 15 sqm Body corporate: \$3,031.13 pa (approx) Rates: \$2,103 pa (approx) Land tax: \$2,724 pa (approx)