

801/65 Cooyong Street, Braddon, ACT 2612

McIntyre
PROPERTY

Apartment For Sale

Friday, 15 September 2023

801/65 Cooyong Street, Braddon, ACT 2612

Bedrooms: 2

Bathrooms: 2

Parkings: 2

Type: Apartment



Maya Rourke
0262949393

\$650,000

Introducing the perfect urban top floor apartment in the heart of the city – a stunning 2-bedroom apartment that offers both comfort and convenience all year round. Enjoy this open-plan living apartment which seamlessly connects to your very own balcony, offering a relaxing escape right at your doorstep. Step inside to discover a spacious layout featuring two bedrooms with built in robes, two modern style bathrooms, a stunning kitchen that boasts quality appliances and elegant marble bench-tops, making meal preparation a joy. No matter the season, you'll stay comfortable year-round thanks to the reverse cycle air conditioning unit and double glazed windows that keep the elements at bay. Plus, with two underground car parks, parking is a breeze, ensuring your city adventures are always hassle-free. Don't forget to invite family and friends over to enjoy the roof top BBQ area and the magic views of the Canberra city. Location couldn't be more ideal; everything you need is within walking distance. Immerse yourself in the vibrant city life with an array of top-notch restaurants, charming cafes, and the bustling Canberra City Centre right at your fingertips. Don't miss this opportunity to live the city life to the fullest in a stylish and comfortable 2-bedroom apartment. Your urban oasis awaits!

Features Include:

- Open plan living
- 2 secure car spaces
- Intercom tablet access
- European style laundry with dryer
- Stainless Steel kitchen appliances
- Marble bench tops
- Main bedroom with walk in robe and built-in robes
- Ensuite
- Main bathroom
- Second bedroom with built-in robes
- Reverse cycle air conditioning
- Lift and Intercom access
- Roof top BBQ area with Canberra city views

Outgoings & Property Information:

Living size: 75 sqm
Balcony size: 17 sqm
UVC: \$25,900,000
Rates: \$351 per quarter
Body Corporate fees: \$975.25 per quarter
Land tax (if rented): \$555.25 per quarter
Expected rent: \$670 - \$700 per week
Year built: 2021
EER: 6.0

Disclaimer: While we take all due care in gathering details regarding our properties either for sale or lease, we accept no responsibility for any inaccuracies herein. All parties/applicants should rely on their own research to confirm any information provided.