

807/65 Cooyong Street, Braddon, ACT 2612



Sold Unit

Monday, 14 August 2023

807/65 Cooyong Street, Braddon, ACT 2612

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: Unit



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\$626,500

This smartly designed two-bedroom apartment features a tucked-away study nook and a light-filled living area flowing through to the enclosed winter garden which has beautiful views to the war memorial. The designer kitchen features a large breakfast bar, high energy-star rating SMEG appliances, extra cupboard space and a Euro-style laundry. Carefully selected fittings and finishes, including stone bench tops, engineered timber floors and quality carpets help create an ambience that's welcoming and serene. Located literally across the road from the Canberra Centre, residents will have easy endless access to department stores, shops, cafes, restaurants, cinemas and fitness facilities. Nearby Lake Burley Griffin and Mt. Ainslie provide the perfect outdoor escape. At street level, SOL will have its own cosmopolitan buzz. Shops and cafes will add to the lively community atmosphere and provide useful amenities within the Founders Lane precinct. The shared rooftop garden has a sweeping 360 degree views of Mt Ainslie, Black Mountain and the city skyline. The Perks: • Outstanding city location • SMEG 600mm wide induction cooktop • SMEG 600mm wide black line thermoseal oven • SMEG 600mm wide undermount rangehood • SMEG integrated multi-function dishwasher • Engineered timber floating flooring • Modern slimline reconstituted stone benchtop • Double glazed windows and sliding doors • Ducted reverse cycle air conditioning • Large enclosed balcony • Luxury bathroom • LED lights throughout • Skylight located in the living area • Night time/ Day time blinds fitted throughout • Option to buy all of the furniture • Currently an AIR BNB • Stunning rooftop garden with barbeque facilities and 360 degree views • Under cover carpark with storage cage The Numbers: • Living: 72m² • EER: 6 STARS • Strata: \$858.22 p.q approx. • Rates: \$446.87 p.q approx. • Land tax: \$531.14 p.q approx. • Rental estimate: \$620-\$640 Per Week & \$680-\$710 Per Week Explaining the private treaty process: • To ensure a fair & equitable process, all offers are confidential. This gives our buyers peace of mind that we will not disclose an offer to another buyer in an attempt to force that buyer's intent. For guidance on when offers close and how best to submit an offer, please contact the agent directly.