

81/66 Allara Street, City, ACT 2601



Unit For Sale

Thursday, 21 March 2024

81/66 Allara Street, City, ACT 2601

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Area: 77 m2

Type: Unit



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Offers over \$495,000

If you're after a touch of trendy Inner City living, look no further than this expansive two-storey apartment positioned high up on the top floor of the popular 'Forum'. Boasting a large layout with 77m² of living, & a 9m² balcony this apartment offers a space that outshines many others. Nestled within the ever sought-after 'Forum' development, this abode surprises with its serene ambiance despite its prime location just a stone's throw from the heart of the City, the scenic Commonwealth Park and Lake Burley Griffin. Imagine starting your day with a refreshing lakeside stroll watching Canberra's iconic sunrises, or simply unwind on your fully covered balcony with full-length cedar-framed windows and doors while sipping a glass of wine and indulging in the views out to Parliament House. You can walk to the Canberra Centre for some shopping or a lazy Sunday brunch. The loft 4.8m high ceiling design is a rare find these days giving you a feeling of space with ambient light from floor to ceiling doors and windows. The kitchen features a practical layout designed to cook all those homemade meals to perfection with a walk-in pantry, plenty of bench space, stainless steel appliances & loads of cupboard & storage space. Inviting guests over for dinner but haven't cleaned your room? Don't panic! A powder room with a second toilet is located on the ground floor for moments like these! Another storage space is located under the stairs for all your extra bits & bobs, as well as a storage cage in the basement. This residence offers a private vista overlooking the leafy canopy of Allara Street offering an appealing easterly aspect with no neighbours looking in. The 'Forum' offers an array of amenities to elevate your lifestyle. A rooftop BBQ area is available - imagine hosting an evening soiree on Canberra's sky fire night - I'd have to say these views would be unmatched! For fitness enthusiasts, who want to save on a gym membership, the fully equipped gym awaits, complete with everything you need & more! Free weights, aerobic equipment & pin loaded machines are the core of your next workout! If that's not enough, Canberra Olympic pool & gym is directly across the road. This is Inner City living at its finest - seamlessly blending convenience, tranquillity, and modern indulgences. Don't miss out on this wonderful apartment, right in the heart of the City vacant now for you to move in straightaway or, for investors, to arrange tenancy immediately!

Features:

- Inner-city location
- Two-storey floorplan
- Rare loft design with 4.8m high ceiling in the lounge
- Expansive 77m² of internal living space
- Great size balcony
- Modern kitchen with large pantry, stone bench tops, feature lighting, stainless steel electric oven & cooktop and dishwasher
- New carpets throughout living areas
- Ensuite
- Floor to ceiling, cedar framed windows and doors in living area opening out to the balcony
- Floor to ceiling drapes providing style and insulation in cold winter days
- Faces East with elevated outlook over the trees on Allara St
- Bedroom complete with 2 large double door robes, and 1 robe having 2 mirrored sliding doors
- Reverse cycle air conditioning & heating
- NBN (FTTB)
- Laundry area includes dryer and corner tub
- Single allocated car space and lockable storage cage in basement
- Vacant and available for immediate occupation

Essentials:

- EER: 6 out of 6 stars
- Living size: 77m²
- Balcony: 9m²
- Rates: \$1,940 p.a (approx.)
- Land Tax (for investors only): \$2,361 p.a (approx.)
- Strata Levies: \$1,737 p.q (approx.)

The Forum Building:

- Rooftop terrace with barbecue & shade umbrellas
- On-site fully equipped gym on ground level
- Tranquil internal atrium courtyard & fountain
- Pet-friendly (subject to strata notification)
- Intercom to allow visitors to get to your front door without you leaving the unit
- Lift access direct from basement & ground to your level
- Security cameras throughout complex
- Rubbish chutes on each level
- Well maintained building with an active strata management
- Centralised gas hot water system
- Directly opposite Canberra Olympic swimming pool
- Next to the foot bridge to Commonwealth Park and Lake Burley Griffin
- Next to the Canberra Convention Centre
- Plenty of nearby parking options for visitors
- 500m to Canberra Centre & Canberra Theatre and abundant retail shops, restaurants etc
- 15 minute walk to the ANU