

**810/83 Cooyong Street, Reid, ACT 2612**

**PURNELL**  
SINCE 1987

**Sold Apartment**

Friday, 11 August 2023

810/83 Cooyong Street, Reid, ACT 2612

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: Apartment**



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**\$1,700,000**

Situated across the road from Glebe Park and boasting panoramic views over the Inner North, this spacious penthouse is truly one of a kind and arguably the finest in the city. Designed by the renowned Melbourne-based architects Fender Katsalidis, responsible for some of Australia's most striking buildings like Melbourne's Australia 108 (Australia's second tallest building) and locally, Hotel Hotel at the Nishi building in New Acton. They employed a unique butterfly design to distinguish this building from the more mundane residential structures in Canberra. From the moment you step inside, you will be captivated by the generously sized floor plan and the impeccable finishes. The atrium, which houses the spiral staircase, sits in the centre of the property, allowing natural light to flood the heart of the penthouse while also dividing it into two distinct sections. The left-hand side features the kitchen, butler's pantry, living area, dining space, study, and its position at the end of the building provides dual exposures to natural light. The right-hand side encompasses the family room, main bathroom, ensuite, and second bedroom. This clever spatial arrangement ensures spaciousness and separation between the living room and master bedroom. Moreover, this property enjoys the best location among all three-bedroom units in relation to Glebe Park. It is one of only two three-bedroom apartments with a rooftop terrace, a truly unique feature that only a select few buildings are fortunate enough to possess. Downstairs, a double lockup garage provides secure parking, ticking every box of convenience. Don't miss viewing this exceptional penthouse, offering unparalleled design, breathtaking views, and an unbeatable location.

**In Summary:**

- 141 sqm internal (approx.)
- 123 sqm external (approx.)
- Panoramic views over the City, Lake Burley Griffin and beyond to Black Mountain
- Private rooftop terrace
- Three spacious bedrooms
- Separate laundry
- Study nook
- Chevron European oak timber floors to living
- Wool carpet to bedrooms
- Double lockup garage in basement
- Professionally landscaped private rooftop terrace
- Custom cabinetry in master bedroom and bedroom 3
- Second living space
- 40mm Caesarstone benches and splashback
- Large butler's pantry
- Built in fridge/freezer
- Smeg pyrolytic oven
- Smeg convection oven
- Billi tap to kitchen (boiling and cold)
- Pendant light to kitchen
- Ducted heating and cooling throughout
- Zimi home automation system to all light switches and power outlets
- Built in speakers to living room
- Sheer curtains and roller blinds (motorised to bed 1 & 3)
- Caesarstone vanities to bathrooms
- Heated floors in bathroom and ensuite
- Bathtub in main bathroom

**Figure Summary (all approx.)**

- Body corporate: \$1756.00 p.q. (approx.)
- General rates: \$665.00 p.q. (approx.)
- Water and sewage: \$175.00 p.q. (approx.)