

# 84/14 Boolee Street, Reid, ACT 2612

## Unit For Sale

Friday, 19 January 2024

84/14 Boolee Street, Reid, ACT 2612

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Type: Unit**



Chris Uren  
0262094016



Lucy Cameron  
0262094015

## Offers over \$420,000

Nestled on the periphery of Canberra's dynamic cityscape in the picturesque suburb of Reid, this charming one-bedroom apartment awaits. Currently unoccupied, it presents an outstanding opportunity for both investors and prospective residents. We extend a warm invitation for you to explore this splendid abode, which has recently undergone a fresh coat of paint and boasts newly updated lighting, offering a turnkey experience for those eager to immerse themselves in Reid's vibrant lifestyle. The bedroom is generously proportioned with a gorgeous outlook to Canberra's lush, established greenery adorned with a built-in robe perfect for storage. Completed by electric blinds, providing you with the luxury feeling of opening the blinds while still in bed! The open-plan living space optimizes roominess, seamlessly blending a well-appointed kitchen featuring Bosch appliances with a lounge area that opens onto a sizable balcony, offering tree-top vistas overlooking Glebe Park & gorgeous established tree's that create a private outlook. The bathroom, featuring a shower and & toilet, complements the overall aesthetic of the home. The European laundry, equipped with a dryer & washing machine adds practicality to this thoughtfully designed space. Situated in the sought-after Monterey complex, this residence enjoys a prime location in proximity to Canberra Shopping Centre, Glebe Park, and Mount Ainslie Nature Reserve. Residents benefit from access to a range of enticing amenities, including a sparkling outdoor pool and a tennis court, enhancing the overall appeal of this delightful living space. Features: • Corner apartment • Loads of kitchen storage • Built in robe in bedroom • Split system air conditioner • Allocated car parking space • Close proximity to Canberra City • Dryer • Bosch appliances • Washing machine • Fully furnished • Tennis court • Swimming pool • Electric blinds throughout Essentials: EER: 3 Living size: 62.9m<sup>2</sup> Rates: \$1,940 p.a Land Tax: \$2.352 p.a Expected Rental Return: \$430-\$470 per week Strata Levies: \$3,720 per annum