

89/15 Coranderrk Street, City, ACT 2601



Sold Apartment

Thursday, 26 October 2023

89/15 Coranderrk Street, City, ACT 2601

Bedrooms: 2

Bathrooms: 2

Parkings: 2

Type: Apartment



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\$750,000

Making its presence felt on the Canberra skyline, 'Glebe Park Residences' have already proved themselves to be a landmark of urban design. This signature building makes the most of its spectacular location, while offering a high level of amenity for its residents, such as gym, swimming pool and spa facilities, all positioned to the south of the picturesque Glebe Park. Positioned high up on level 5, this large, fully furnished 2 bedroom apartment takes full advantage of its corner position and North aspect allowing in lots of natural light and providing an unrestricted outlook into the mature trees of Glebe Park. The chic modern décor includes the European appliance equipped kitchen complete with gas cooking & marble bench tops, splash back and flooring to the open plan living with high ceilings, marble finished bathrooms, 2 separate, covered balconies and ducted reverse cycle heating and cooling throughout to top it off. This development has been designed for those who desire a more intimate engagement with City living, it is literally a few hundred metres from Canberra's largest selection of premium restaurants, cafes, office space and retail stores. Walk to work and then dinner then back again, imagine the convenience. Make sure to watch our detailed, walk through video prior to your inspection (and after), it's our 24/7 salesperson for you to get an excellent feel for the features and benefits of this unit inside and out. It's the most informative property video you will watch during your search, but don't just take our word for it... To get a copy of the digital brochure containing the full contract, please send us an email from any of the web portals and note your full name and mobile number and it will be automatically sent to you. What buyers will love the most: A modern and very spacious open plan unit with amazing outlook into the trees of Glebe Park. Completely single level with no steps to navigate either internally nor from the basement and foyer direct to this unit. Quiet and private end unit (open on 2 sides). Light & airy with North aspect and unrestricted outlook from living and main bedroom. 2 generous balconies, one opening off the main living areas and one opening off the 2nd bedroom. 2 allocated side by side car spaces, plus a lockable storage enclosure in basement. Flexible settlement dates if you have another home you want, or need, to sell or to give more time to secure financing. All furniture can be negotiated with the sale. The Numbers (approx.): Living size: 93m² Total balcony sizes: 32m² EER (energy efficiency rating): 6 out of 6 stars Level: 5 of 8 Total number of units at 'Glebe Park Residences': 184 Rental potential (unfurnished): \$700/week Strata levies: \$5,780 p.a. General rates: \$1,337 p.a. Water & sewerage rates: \$670 p.a. Land tax (investors only): \$1,537 p.a. Total balance of admin funds: \$295,328 as of 20/10/2023 Total balance of sinking funds: \$1,357,677 as of 20/10/2023 Age: 14 years (Built March 2009) Developer: Amalgamated Property Group Builder: Chase Strata Manager: Vantage Strata, phone 1800 878 728 Units Plan: 3309 More features: Ducted reverse cycle air conditioning (heating and cooling) Halogen downlights throughout European appliances in kitchen which include electric oven, rangehood, dishwasher and gas cooking (a rarity in apartments) Expansive marble bench tops, marble splash back and marble flooring in kitchen Ensuite and main bathroom have marble floor and wall tiles, showers, vanity with mirrored storage cabinetry above and toilet Both bedrooms have mirrored, sliding door robes and can accommodate king sized beds and side tables Laundry has dryer included in sale price, marble floor tiles and lots of additional storage space Currently rented for \$700 per week, fully furnished, lease ends December 2023 Vacant possession available from January 2024 'The Glebe Park Residences' development includes: On site building manager Multiple visitor parks on East and North side of the building Video intercom for guests Outdoor length pool, heated spa pool, BBQ facilities in the internal podium Fully equipped gymnasium in building for use by all residents Numerous security cameras throughout development Lift access from basement and ground direct to your level Rubbish chute and recycling bin located on each level Centralised gas hot water system NBN connected - (FTTN) Pets welcome (subject to strata notification & approval) To help buyers, we offer the following: • A digital brochure with everything to consider a purchase (request this via email from any of the web portals) • We refer a solicitor who can review the contract for free and provide a section 17 if you want to provide an unconditional offer. • Help negotiating any conditions as part of your offer relating to deposits, settlement dates etc.