

**90/37 Currong Street, Reid, ACT 2612**

home by holly

**Sold Apartment**

Friday, 15 September 2023

90/37 Currong Street, Reid, ACT 2612

**Bedrooms: 2**

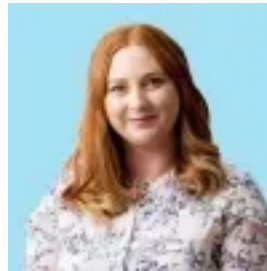
**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**



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**\$642,000**

#soldbyholly \$642,000 The way the light falls through the surrounding trees, dappling the bagged double brick walls, sliding doors open wide, drawing the outside in...the whole home light and bright. A whitewashed Scandi feel encouraging laid-back living, a soulful serving of vintage charm...a peaceful escape yet whisper close to all the lovely restaurants and thriving nightlife of Braddon and the CBD. This gorgeous two-bedroom apartment is steeped in history and atmosphere. Nestled within the lush, garden suburb of Reid, close to Glebe Park and a few steps from the Canberra Centre, the home strikes a wonderful balance between past and present. High ceilings, decorative wrought iron balconies, and quaint dormer windows combine with contemporary comfort. Deep grey carpet works perfectly with the minimal interiors, the soothing soft white palette. The staircase with its hallowed light, luminous stained-glass windows, sets the tone and ushers to this second-floor escape. Within there is a lovely simplicity and flow, with open plan living, dining, kitchen that drifts to wrap around balcony, with adjacent second bedroom and short hallway that escorts past the bathroom to the sequestered master, with its peaceful ingress to private balcony. We love the pop of mustard yellow countertops within the white kitchen with its garden views. And the striking Victorian style mosaic floor tiling in the simply appointed white bathroom with luxurious rain shower and relaxing tub. And oh, the lifestyle! Think, morning cuppa on the wrap around veranda or an evening drink or two, free from the daily grind, gazing out to Mount Ainslie. Or spilling to courtyard gardens, communing, celebrating with family and friends on the soft lawns beneath the trees. Both within and without the home, a feeling of being a million miles away from anything, a stone's throw from all the enticing offerings of the inner north and the city centre. The apartment is positioned on the cusp of the city, within Reid, alongside Braddon, close to Ainslie, and just a few steps from the Canberra Centre. Reid is known for its history, garden city vernacular, quality heritage homes, delightful pathways connecting green spaces and strong community vibe. This dynamic inner-north locale is synonymous with an array of the finest eating, dining, and entertainment options. The home is across the road from Gorman House Arts centres, close to the Canberra Theatre Centre, the ANU, CIT, Glebe Park and the walking and biking trails within Mt Ainslie reserve - all the best that central Canberra has to offer, is within easy reach. Handy to schools, colleges and with immediate access to transport, including the metro city station, connecting you to the whole of Canberra. features. .beautiful two- bedroom apartment, in highly sought after Reid in Argyle Square. two balconies at either end, to enjoy the leafy scenery from both the living and bedroom spaces. spacious open plan living, dining and kitchen flowing to north-east facing balcony. kitchen with retro mustard countertops, cork flooring, freestanding electric oven with gas cooktop and dishwasher. neutral palette with textured brick walls. master bedroom with balcony overlooking manicured gardens and built-in robe. second bedroom with built-in robe. fully carpeted. bathroom with mosaic floor tiles, bathtub and rain shower. laundry room. linen cupboard. gas heater to living area. single automated roller door garage. immaculately maintained common grounds. late 1980's build. central and highly desired Reid location close to transport, Glebe Park, Civic, Lake Burley Griffin, Mount Ainslie, Lonsdale St Precinct, CIT and ANU. FINE DETAILS (all approximate): Living size: 77 m2 Living balcony size: 12 m2 Bedroom balcony size: 9 m2 Total: 98 m2 EER: 6.0 Zoning: RZ4 Build year: 1985 Rates: \$1,783.66 pa Land tax: \$2,431.18 pa (investors only) Admin: \$577.98 pq Sinking: \$201.88 pq Total: \$779.86 pq Rental opinion: \$530 - \$580 p/wk