

1104/81 Cooyong Street, Reid, ACT 2612

McIntyre
PROPERTY

Apartment For Sale

Saturday, 29 June 2024

1104/81 Cooyong Street, Reid, ACT 2612

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Area: 58 m2

Type: Apartment



Scott Isaacs
0422201027

\$449,000 - \$469,000

A one-bedroom city chic apartment is now available to purchase as a standout investment or live in opportunity. With amazing 11th floor views from the sub penthouse floor, facing north for all the best Canberra winter sunlight! If you're currently looking to live in or invest, then here is an excellent opportunity to have an elevated opportunity at the very doorstep to Canberra City itself. A modern chic opportunity with a balcony looking out northwards over the City and to Mount Ainslie. With all the modern conveniences at your fingertips, in a building that is only two years old, whilst being just across Cooyong Street from the retail and commercial heart of Canberra; it will tick all the boxes for both live in buyers/investors here. With 2024/25 financial year just starting, here is an excellent opportunity for those people moving both within Canberra and to Canberra..... Be it for lifestyle, work, or University needs. The current owners have said goodbye to this investment, which gives the new owners the opportunity for this chic apartment. Priced realistically to meet the current market, we are taking private viewing requests. Features Include: • One bedroom 49 sqm level one apartment, with 9sqm balcony • Large wardrobe storage • Engineered timber-like floor • Modern appliances and architectural interiors • Security building, one car space • Security building video-com • Lift access executive meeting rooms with plunge pool in Metropol 1 • Double glazing floor to ceiling • Reverse cycle heating and cooling • Open plan kitchen living • Vacant

Outgoings & Property Information: Living Size with Balcony: 58 sqm Rates: \$456 per quarter Body Corporate Fees: \$2,629 per annum Land tax (if rented): \$539.19 per quarter Rental Potential: \$565 per week Year Built: 2021 EER: 6.0

Disclaimer: While we take all due care in gathering details regarding our properties either for sale or lease, we accept no responsibility for any inaccuracies herein. All parties/applicants should rely on their own research to confirm any information provided.