

128/33 Currong Street, Reid, ACT, 2612

BLACKSHAW

Apartment For Sale

Wednesday, 23 October 2024

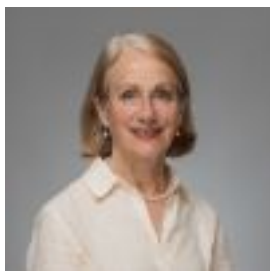
128/33 Currong Street, Reid, ACT, 2612

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: Apartment



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CITY LIVING AT ITS BEST

This second-floor (top floor) apartment, in the Argyle Square complex, is situated in one of the best locations to enjoy what city living has to offer.

It is only a short stroll to the Canberra Centre, the city precinct and popular Lonsdale Street cafes and restaurants. This apartment is surrounded by established, well cared for gardens and features the 'Federation Green' ornamental iron lacework that Argyle Square is renowned for. When walking or cycling through the streets of Reid, you can marvel at the diverse architecture that this highly regarded suburb has to showcase.

With a temperature regulating double brick construction, this home offers a combined lounge and dining room. Ample storage cupboards partially divide this area from the kitchen while still retaining an open vista of the living area.

Access the north-facing balcony with views to Mt Ainslie from the lounge room and imagine yourself enjoying pre-dinner drinks with friends or a relaxed breakfast on the weekend.

With its practical layout, the kitchen offers a dishwasher, gas cooker and ample bench space for meal preparation.

Both bedrooms have mirrored built in robes. The larger room provides access onto a sheltered, rear balcony which extends the full width of the apartment.

The bathroom has a toilet, separate shower, bath, vanity, and electric bar heater. Not often found in apartments, this one boasts a separate laundry room with a storage cupboard and wash tub. There is a deep linen press in the hall.

Car accommodation is provided by a single brick garage with remote controlled door.

It is only a short stroll of less than a kilometre to Civic and if you work in the city, you will not have to worry about parking. You could leave the car in the garage and enjoy being able to come home for lunch.

Reid is one of the oldest suburbs in Canberra. It is named after George Reid, the fourth Prime Minister of Australia. The streets in Reid are named after Aboriginal words.

Features:

- Built in 1986 of double brick construction
- Combined lounge and dining room with access onto a north-facing balcony with views to Mt Ainslie
- Gas wall furnace
- Kitchen with gas cooker, dishwasher, and pantry
- Main bedroom with access onto rear balcony
- Both bedrooms have built in, mirrored robes
- Bathroom with toilet, shower, bath, vanity, and electric wall heater
- Laundry room with wash tub and storage cupboard
- Linen press in hall
- Single brick garage with remote controlled door
- Surrounded by well established and cared for gardens
- Short walk to the Canberra Centre, the city, Lonsdale Street restaurants and cafes and Glebe Park
- NBN connectivity – fibre to the node

Note: virtual styling has been used in the property photographs

Statistics: (all measures/figures are approximate)

Block 13 Section 8

Block size: 2,497 sqm (entire block)

Land value: \$4,080,000 (2022) (entire block)

Rates \$623.28 per quarter

Body corporate levies: \$1,132.09 per quarter

Land tax: \$869.95 per quarter (if purchased as an investment property)

Living area: 80.5 sqm

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