

1514/240 Bunda Street, City, ACT 2601

MARQ

Apartment For Sale

Thursday, 11 July 2024

1514/240 Bunda Street, City, ACT 2601

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Area: 64 m2

Type: Apartment



Justin Taylor
0414701465



Jonah Anthony
0448647771

\$535,000 - \$565,000

Highly convenient and perched right in the heart of the Canberra CBD, this 15th floor one bedroom executive apartment presents a quality buying opportunity for the savvy investor or live in owner. 'Manhattan On The Park' is renowned for its luxurious finishes and superb attention to detail. The residence redefines contemporary inner city living. - Superb open plan design, large balcony with views - High ceilings complimented by floor to ceiling windows - Chic designer kitchen, 30mm stone tops, quality Bosch appliances - Quality flooring, designer tapware, double glazed windows - Oversized master bedroom, big built in robe - Ducted reverse cycle air-conditioning (Heating and Cooling) - Fisher and Paykel washing machine and dryer - Host of onsite amenities, 25m pool, gymnasium and spa facilities - Superb podium level overlooking scenic Glebe Park - Secure car accommodation with storage facility - CCTV to main entrance and carpark entry and exit - Ultra convenient location, footsteps to Glebe Park and Canberra CBD - Currently tenanted at \$630 per week until 23/08/2024

Brief Summary: - Year of construction: 2014 - Internal living area: 64sqm - Entertaining terrace: 16sqm - Total combined: 80sqm - Strata fees: \$1,047.60 per quarter - Sinking fund: \$461.75 per quarter - Total body corp: \$1509.35 per (Strata and Sinking) - Rates: \$478 per quarter - Land Tax: \$570 per quarter - Currently tenanted at \$630 per week - EER 6.0

Seize the opportunity to call this executive apartment your own. In the popular and convenient CBD location of Canberra, you'll be part of a thriving community, close to schools, shops, and parks. Your new life awaits in this fantastic property.

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