

303/81 Cooyong Street, Reid, ACT, 2612

STONE

Apartment For Sale

Wednesday, 14 August 2024

303/81 Cooyong Street, Reid, ACT, 2612

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Type: Apartment

Easy, Modern Urban Living In Central Canberra.

Enjoy the simplicity and ease of modern living in this well-appointed two-bedroom apartment in central inner Canberra. With a practical layout and plenty of natural light, this home offers a comfortable space for both relaxation and daily living only moments away from Canberra's CBD.

The open-plan living area ensures that your time at home is both functional and pleasant. This space is integrated with your linear kitchen, well-equipped to ensure meal preparation is a breeze.

Each bedroom is designed with convenience in mind, featuring their own bathrooms to enhance privacy and make morning routines seamless. The apartment provides ample storage and thoughtful design touches, ensuring that you have everything you need for an easy day-to-day.

Perfectly positioned close to essential amenities in Canberra City, this apartment offers a lifestyle of convenience. With the city a 5-minute drive away, residents have access to the abundance of shops, cafes, parks, and public transport of the surrounding regions. From 303/81 Cooyong Street, you'll find everything you need within easy reach, making day-to-day life that much simpler and providing a supportive urban experience in Australia's capital.

Features Overview:

- West facing
- Single level floorplan
- Located near Canberra Central Business District for shops, restaurants, transport options and other amenities
- Age: 4 years (built in 2020)
- EER (Energy Efficiency Rating): 6.0 Stars

Sizes (Approx.)

- Internal Living: 63 sqm
- Balcony: 9 sqm
- Total residence: 72 sqm

Prices:

- Strata levies/Community title: \$739.05 per quarter
- Rates: \$364.95 per quarter, approx.
- Land Tax (Investors only): \$464.10 per quarter, approx.
- Conservative rental estimate (unfurnished): \$630-\$650 per week

Inside:

- Dual luxurious bathrooms with floor-to-ceiling tiles
- Hybrid timber flooring throughout the living areas
- Balcony-facing dining-living area
- Galley kitchen layout
- European laundry
- Split system to living area

Outside:

- Impeccably located, across the road from the Canberra Centre and a short walk to Braddon or Mt Ainslie.
- Balcony accessible from dining-living space and bedroom 1

Inspections:

We are opening the home most Saturdays with mid-week inspections. If you would like an inspection outside of these

times please email us at: samdyne@stonerealestate.com.au.

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