

**310/83 Cooyong Street, Reid, ACT, 2612**

**Apartment For Sale**

Thursday, 31 October 2024



310/83 Cooyong Street, Reid, ACT, 2612

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Type: Apartment**

## Experience Urban Luxury at Metropol in City Centre

Indulge in the ultimate city lifestyle with this stunning Metropol Apartment, designed to blend convenience and elegance. With reverse cycle air conditioning for year-round comfort, SMEG appliances including dishwasher and oven, and stone benchtops, the kitchen is a chef's dream. Timber floors in the living area add a warm, sophisticated touch, while double-glazed windows offer serene tranquility in the heart of the city.

Wake up each morning to breathtaking 180-degree panoramic views from the bedroom's expansive windows, bathed in natural light. Both bedrooms feature built-in wardrobes and bathrooms that exude spa-like luxury with floor-to-ceiling tiling. For added convenience, the laundry comes equipped with a dryer.

Enjoy advanced dual access control and a secure underground car park with extra storage. Unwind in exclusive residents' facilities, including a sky lounge, rooftop dining with city views, a serene pool, and a children's play area. Located directly opposite the Canberra Centre and within minutes of Braddon's vibrant eateries, Metropol is truly a city lifestyle destination.

### Features:

- Home size 72 m<sup>2</sup> = Internal 64 m<sup>2</sup> + external 8 m<sup>2</sup>
- EER: 6.0
- North-east facing aspect
- Induction cooktop, SMEG kitchen appliances
- Reverse cycle split system air conditioning
- Panoramic windows with city views
- Built-in wardrobes in both bedrooms
- Timber flooring in living area
- Stylish full-height tiling bathrooms
- Private rooftop, pool, and residents-only sky lounge
- Underground parking with storage
- Dual access control for advanced security

### Prime Location:

- Opposite Canberra Centre
- Close to Braddon's Food and Drink Precinct
- Proximity to Light Rail and Public Transport
- Walking Distance to Lake Burley Griffin and ANU

### Particulars (all approx.):

Rates: \$480/quarter

Levy: \$725/quarter

Land Tax: \$600/quarter

Water: \$201/quarter

Lease Potential: currently rented at \$650/week until Feb 25, return 5.7% (subject to future market conditions)

### DISCLAIMER

We have obtained all information provided here from sources we believe to be reliable. However, we cannot guarantee its

accuracy. Prospective purchasers are advised to carry out their own investigations and satisfy themselves of all aspects.