

**36/15 Coranderrk Street, City, ACT 2601**

**Better**

**Apartment For Sale**

Thursday, 11 July 2024

36/15 Coranderrk Street, City, ACT 2601

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 2**

**Area: 117 m2**

**Type: Apartment**



Eliana Rojas-Terry

## **Auction 3rd August at 10am**

Offering opulence in a building that was built ahead of its time, offering luxuries many aspire to recreate to this day, welcome to your new home! Ideally positioned on level 5 soaking up utter privacy, this functional footprint delivers in all the areas that matter most. The high ceilings, waterfall marble benchtop in the kitchen, full height marble tiling throughout both bathrooms & simple luxuries like ducted heating & cooling throughout ensure this home remains timeless. The complex itself features a myriad of amenity. You will enjoy access to all the resort-style amenities including the pool, built-in spa, BBQ facilities & fully equipped gym. The established & manicured grounds flowing seamlessly in the communal areas feature stunning hedging & garden beds creating a beautiful oasis to enjoy year-round. They say location is everything & that statement could not be truer for the positioning of this home. Situated in the heart of the ever-popular & growing hub that is Canberra City, at your fingertips lies everything. Ditch the car for a scooter or hit the pavement & enjoy your new care-free lifestyle! Don't miss this opportunity to secure one of the City's finest accommodations. The fun details:- Stunning 2-bedroom 2-bathroom opportunity- Ideally privately positioned - Functional footprint- Open plan living/dining space with new timber flooring- Marble waterfall benchtop, splashback & flooring in kitchen- Generous & full-sized kitchen with 5-burner SMEG gas cooktop, Westinghouse pyrolytic electric oven, & brand-new built-in Miele dishwasher- Over-sized bedrooms with plush carpet underfoot - Marble floor to ceiling in both bathrooms + mirrored storage- Heated towel rails in both wet areas- Mirrored sliding wardrobe doors in bedrooms- Reverse cycle ducted heating & cooling throughout- Quality window furnishings- Generous wall of storage down hallway- Tandem basement car spaces + storage cage- Residents bike storeroom- Multiple visitor parks - Video intercom- Lift access from basement & ground direct to your level- Rubbish chute & recycling bin located on each level- NBN connected- Pets welcome (subject to strata notification & approval)- Moments to local amenity The finer details:- 101m2 internally- 16m2 externally- 27m2 car spaces- Level 5 elevation - Completion build date 2009- Developed by Amalgamated Property Group & built by Chase- EER of 6 stars - Strata levies \$3,547 pq - General rates \$504 pq