

6/1 Gordon St, City, ACT, 2601

Apartment For Sale

Thursday, 15 August 2024

6/1 Gordon St, City, ACT, 2601

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Type: Apartment



Mark Larmer



Jason ElKhoury

Rare Mezzanine level apartment with rear courtyard. North facing, plus it's vacant and ready for you now

This rare Mezzanine level apartment with rear courtyard is a standout. The courtyard has a lockable gate, tap, and direct access to the internal gardens, pool and gym for convenience, plus this zone is a great place to lock up your bike or scooter and have some extra outdoor space.

On offer is a large, funky split level floor plan, with study nook and an abundance of sunshine thanks to its direct north orientation.

Where you live becomes a part of who you are, the atmosphere inspires you, the people on the streets influence you & the nearest café is soon to be your favorite spot. Live in a thriving metropolis surrounded by the culture & convenience of the City.

'The Metropolitan', is situated within easy strolling distance to the City Centre, ANU, Lake Burley Griffin, the New Acton precinct and the light rail, there is always something to entertain and enjoy. This is truly a lifestyle location offering you the ability to leave the car at home and get excited about walking, biking, or scootering in your new neighbourhood. Live where you want, how you want, in the very heart of the nation's capital.

Make sure to watch our detailed, walk through video it's our 24/7 salesperson for you to get an excellent feel for the features and benefits of this apartment inside and out. It's the most informative property video you will watch during your property search, but don't just take our word for it.

To get a copy of the digital brochure containing an explanation of our friendly sales campaign and the full contract, just send us an email and it will be automatically sent to you.

What buyers will love most:

- Rare Mezzanine level apartment with rear courtyard
- Courtyard has a lockable gate, tap, and direct access to the internal gardens, pool and gym
- The courtyard is a great place to lock up your bike or scooter and have an outdoor setting
- Larger than most a very generous 90m² of total space
- Funky split level design
- North facing
- Light, bright and airy
- Windows and doors on both ends offering a great cross flow ventilation
- Sunny/large study nook the perfect place for your home office
- Great storage options
- All of the furniture can be potentially included as part of purchase
- Vacant possession with the option for early access prior to settlement

Apartment features:

- Modern kitchen with stone benchtops, stainless steel appliances, electric cooktop, dishwasher, full height pantry, lots of cupboards, plus a large island bench that is on wheels so you can move it around giving you versatility with layout
- Big bedroom that can easily fit a king size bed, double mirrored built in robes, a nook perfect for a desk or extra furniture, plus access to the rear courtyard
- The bedroom is segregated from the living area and is located away from any roads
- Reverse cycle air conditioning (heating and cooling)
- Bathroom with modern/neutral design, shower, full height tiling and vanity with good storage
- Balcony off the living area with secure screen door, great for pets and keeping the flies away
- Laundry with dryer
- Double cupboard near entry door
- Lots of wall space, great for mirrors and artwork

Linen cupboard near bathroom
1 car space plus a Colourbond enclosure

The Metropolitan features:

Resort style facilities including an Indoor heated lap pool & sauna
Fully equipped gym over two levels
BBQ facilities in 2 x common courtyard/entertaining spaces
NBN - FTTB
New video intercom and lift access
Rubbish chute on each level
On-site building manager
Pets welcome (subject to body corporate notification)
Walking distance to an array of Canberra's trendiest cafes & bars
Short walk to The Australian National University & scenic Lake Burley Griffin
The upcoming, stage 2 light rail stop is located only 50m away on London Circuit

The Numbers: (approx.)

Internal living area: 74m²
Balconies: 16m²
Total: 90m²
Level: M (mezzanine)
Age of unit: 17 years old (built 2007)
Strata levies: \$5,306 p.a.
General rates: \$1,919 p.a.
Land tax (investors only): \$2,384 p.a.
Water & sewerage rates: \$670 p.a.
Rental potential: \$520/pw
Potential to rent the car space alone for \$75/week or \$3,900/year
EER: 6 stars
Strata manager: Signature Strata.
UP 3063 with 342 units spread over 8 buildings
Total funds saved by the strata (admin and sinking funds): \$3,424,136 as of 01/08/24

To Help Buyers

Offers can be conditional (subject to finance/valuation) or unconditional and on a contract with a waiver of the cooling off (preferred)
We have a solicitor that can provide a FREE contract review and section 17 if required (just ask and we will set that up for you)
All offers are confidential & will not be disclosed to other buyers for privacy purposes.
A 5% deposit is acceptable on the exchange of contracts