

**613/65 Cooyong Street, Braddon, ACT, 2612**



**Apartment For Sale**

Thursday, 17 October 2024

613/65 Cooyong Street, Braddon, ACT, 2612

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**



Luna Moon  
0411017840

## Modern One-Bedroom Apartment in Canberra CBD – Opposite Canberra Centre

Experience the best of city living with this stylish one-bedroom apartment located in the heart of Canberra's CBD, directly across from the Canberra Centre. Situated on the 6th floor of an 8-story building, this apartment offers a premium lifestyle with everything at your doorstep.

Upon entry, you're welcomed by a beautifully designed kitchen featuring integrated appliances, including a built-in dishwasher and oven, as well as ample storage to accommodate all your cooking needs.

Further inside, the living area and bedroom offer a cozy retreat for relaxation. The bedroom is equipped with built-in wardrobes, providing generous storage to keep your space tidy and organized.

Enjoy an unbeatable location with shopping, dining, and entertainment just steps away. Don't miss the opportunity to make this exceptional apartment your new home.

### Features:

- Level 6 of 8
- Floor-to-ceiling double glazed windows for living and bedroom
- SMEG appliances
- Reverse cycle air-conditioning
- Built-in wardrobe in bedroom
- Ample pantry and storage in Kitchen
- Timber flooring in living and kitchen
- Open plan living and dining area flowing out to a spacious Balcony
- Video intercom access for enhanced security
- Embedded Network services for convenience
- Rooftop barbecue area and garden
- Low maintenance for minimal upkeep

### Location:

- 1 min walking distance to Canberra Centre
- 2 mins walking distance to Bus Stop
- walking distance to City Light Rail Station
- walking distance to Australian National University
- 6mins drive to Lyneham High School
- 8 mins drive to Dickson College
- 8 mins drive to Lake Burley Griffin
- 15mins drive to University of Canberra

### Property Numbers: (Approx.)

Living: 51.5 m<sup>2</sup>

Balcony: 14m<sup>2</sup>

Total: 65.5m<sup>2</sup>

EER: 6

Rates: \$429 per quarter

Land tax: \$477 per quarter (if rented)

Strata fee: \$663 per quarter

Rental Estimate: \$600-650pw

Built: 2022

Please contact Jamie today for more information or schedule a private inspection.