

615/83 Cooyong Street, Reid, ACT 2612

Apartment For Sale

Sunday, 23 June 2024



615/83 Cooyong Street, Reid, ACT 2612

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Area: 57 m2

Type: Apartment



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\$460,000+

Offering an incredible opportunity for first home buyers, investors, and downsizers alike is this modern one bedroom apartment which is perfectly located in the very heart of Canberra! Situated in the highly sought-after "Metropol" complex - and with a lovely leafy outlook to Glebe Park - this stunning Level 6 apartment offers a relaxing and convenient lifestyle to enjoy. Walk to the Canberra Centre or your favourite boutique or restaurant in minutes, plus save on car parking/travel costs as you can walk to work in the City from this fabulous central location. The modern open-plan kitchen boasts quality range of SMEG appliances, lovely stone benchtops, soft-closing cabinetry, integrated dishwasher, all offering a mix of function, design and flexibility. There is also the bonus of additional storage not seen in many other designs. The living area provides plenty of flexibility for both living and dining options. You will love the large floor-to-ceiling windows which help fill the apartment with an abundance of natural light. The bedroom features plenty of wardrobe space and has a very pleasing outlook to leafy Glebe Park across the street. The main balcony is accessed from both the living area and the bedroom and provides the perfect place to relax. Additional features of this very appealing apartment include split-system air-conditioning for year-round comfort, double glazing, basement car parking space, plus allocated storage. Situated within easy access to the Canberra CBD, Canberra Centre the Australian National University and the many restaurants, cafes and boutiques that the City and Braddon areas have to offer. In summary, the features of this stylish property include:

- 'As new' one bedroom apartment
- Stunning colour scheme
- Appealing design with stylish inclusions
- Modern kitchen with quality appliances
- Kitchen features 20mm stone benchtops and soft-close cabinetry
- Appliances include SMEG ceramic cooktop, oven and integrated dishwasher
- Abundant storage
- Bedroom with built-in wardrobe and balcony access
- Lovely views to leafy Glebe Park
- Full height bathroom tiling
- Double glazed windows/doors
- Energy-efficient LED lighting throughout
- Internal European laundry includes dryer
- Split-system air-conditioning for year-round comfort
- Video intercom access
- Allocated basement car parking
- Allocated storage
- Complex swimming pool, entertaining area, residents kitchen and lounge
- Rooftop gardens, alfresco dining and children's play area
- Close proximity to stage one of Canberra's light rail and other public transport
- Directly opposite the Canberra shopping precinct
- 10-minute walk to Australian National University
- Vacant and ready for you to move in!

In summary, the features of this stylish property include:

- Living area: 57m² (approx)
- Balcony: 9m² (approx)
- Strata: \$575.85 per quarter (approx)
- Rates: \$441.00 per quarter (approx)
- Land Tax: \$529.48 per quarter (approx) if not principal place of residence
- Built: 2021
- EER: 6 Stars

Viewings of this lovely property can be arranged either by private inspection or by attending the advertised open for inspection times.