

731/61 Cooyong Street, Braddon, ACT, 2612



Apartment For Sale

Thursday, 10 October 2024

731/61 Cooyong Street, Braddon, ACT, 2612

Bedrooms: 2

Bathrooms: 2

Parkings: 2

Type: Apartment



Michael Wang

Ultra-convenient residence with stunning views of Mt. Ainslie

Find the next level of peace and comfort here in this charming 2-bedroom 'Sol' residence superbly positioned high on level 7 with stunning views towards Mt. Ainslie and a popular north easterly aspect. Privately situated on the quiet side of the building away from the hustle & bustle and fitted with double glazed sliding doors and windows, this apartment showcases a beautiful level of tranquillity and quietness for any resident to admire. Create your ideal lifestyle and experience the luxury of living in ultra-convenient location amongst a plethora of fine restaurants, bars, cafes, shops and the Canberra Centre all within walking distance.

Internally, the spacious open plan layout has been thoughtfully designed to cater to your lifestyle. With plenty of space, enjoy the versatile options to establish an inviting living/lounge room for day-to-day living, as well as a separate dining area with enough space for a proper eight-seat table for hosting guests in style. Set yourself out onto the sizeable balcony that presents an attractive setting with a desirable aspect with views of Mt. Ainslie to relax quietly outside or for entertaining friends and family.

When you're not out indulging in the various restaurants and local cuisines, the kitchen delivers a practical layout combined with quality SMEG black glass appliances and plenty of bench space for meal preparation to serve any homemade meal to perfection. You'll also find an integrated dishwasher, 20mm stone benchtops shadow line waterfall edge and a copious amount of pantry and cupboard space for groceries and appliances.

Come home and find added peace and comfort in the bedrooms that bestows a generous level of space combined with direct balcony access. The ensuite and bathroom reflect a contemporary design with full-height tiling, floating vanity and a single bowl sink and twin shower heads.

In this highly desirable location, there is no shortage of things to do and places to visit nearby. Create the lifestyle you've always envisioned being in the thick of the action just metres from some of the popular attractions, that include Assembly, Hopscotch, Lazy Su, BentSpoke Brewing Co, The Civic Pub and many more, The Canberra Centre and CBD is just a short walk down the road and if you need to expand your visits to other parts of the City or the ANU an electric scooter is never far away to travel on.

Summary of features:

- Stunning views of Mt. Ainslie perched high on level 7
- Charming 2-bedroom 'Sol' residence ideal for any first home buyer or an investor
- Positioned on the quiet side of the building
- Popular north easterly aspect with plenty of natural light & high floor to ceiling windows
- Double glazed windows & sliding doors
- Duct reverse cycle air-conditioning
- High speed fibre broadband & pay-tv connections
- LED lighting
- Spacious open plan layout to cater to your lifestyle & for day-to-day living
- Entertainer's balcony for further living space & hosting guests
- Practical kitchen layout with plenty of bench space for meal preparation
- Quality Smeg black glass appliances
- Integrated dishwasher
- 20mm stone kitchen benchtops
- Stainless steel double sink with pullout mixer
- Ample pantry & cupboard space
- Well-sized bedrooms with direct balcony & bathroom access
- Contemporary style bathroom with full-height tiling, vanity & single bowl sink & a sizeable shower with twin shower

heads

- Linen cupboard for household goods
- European style laundry with a clothes dryer
- Intercom access for your security
- Double tandem basement car parking with lockable storage cage

Key figures:

- Living area: 78m²
- Balcony size: 14m²
- Rates: \$1,401 p.a. (approx.)
- Land tax (investor's only): \$2,221 p.a. (approx.)
- Strata: \$3,430 p.a. (approx.)
- Expected rent: \$720 - \$770 p.w.