

G16/83 Cooyong Street, Reid, ACT 2612



Apartment For Sale

Thursday, 21 March 2024

G16/83 Cooyong Street, Reid, ACT 2612

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Type: Apartment



Bhavya Gupta
0405777568

Offers Over \$445,000

Live in the heart of the city while engulfed in leafy surrounds! This Ground Floor 1-bedroom apartment offers a perfect blend of modern elegance and convenience, boasting a beautifully finished interior flooded with natural light. Enjoy the serene ambiance with a beautiful leafy outlook onto the picturesque Glebe park from the living room, the perfect place to relax and unwind. The apartment features high-quality SMEG kitchen appliances, perfect for preparing delicious meals to enjoy in the comfort of your own home. Relish in the spaciousness of the bedroom with built-in robes offering ample storage space, while the bathroom is complete with full-height tiling. Floor-to-ceiling double glazed windows not only enhance the aesthetic appeal but also offer energy efficiency and sound insulation. Step outside to the large courtyard with external access, offering the perfect spot for outdoor gatherings or simply unwinding amidst the fresh air. Whether you're a first-time buyer, downsizer, or investor, this property presents an unparalleled opportunity to experience urban living at its finest.

The Perks:

- Engineered timber flooring
- Reverse cycle air-conditioning
- Stone benchtops
- SMEG appliances including induction cooktops
- Double glazed windows
- Energy efficient LED lighting throughout
- Flexible floorplan designed to maximise sunlight
- Full height bathroom tiling
- Semi frameless shower screen
- European-style laundry with clothes dryer
- Storage cage
- Video intercom access
- Secure basement parking

The Numbers:

- EER: 6.0
- Unit size: 60m²
- Courtyard: 20m²
- Strata: \$711 p.q. approx
- Rates: \$466 p.q. approx
- Land tax: \$552 p.q. approx (Investor only)
- Year built: 2021

Development perks:

- Shared chef's kitchen and relaxation room
- 2 x pools
- 3 x rooftop viewing terraces
- Multiple BBQ areas
- Kids play area
- Large outdoor courtyards connecting the 3 buildings

Location:

- Approx. 1-minute walk to the Canberra Centre and CBD
- Approx. 6-minute walk to Braddon restaurants and cafés
- Approx. 8-minute walk to Lake Burley Griffin
- Approx. 10-minute walk to ANU
- Approx. 12-minute drive to Canberra Domestic and International Airport

To ensure a fair & equitable process, all offers are confidential. This gives our buyers peace of mind that we will not disclose an offer to another buyer in an attempt to force that buyer's intent. For guidance on when offers close and how best to submit an offer, please contact the agent directly.