

**G06/1 Boolee Street, Reid, ACT 2612**



**Unit For Sale**

Saturday, 17 February 2024

**G06/1 Boolee Street, Reid, ACT 2612**

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: Unit**



Eva Bono

0415668718

**\$999,000+**

What you see: Effortless open plan living with a spacious courtyard and the convenience of a crossroad location. Braddon at your doorstep and everything the city has to offer across the road. What we see: Close to the things that matter. See more: 3 bedroom ground floor apartment in the Metropal Development North/East facing courtyard & living areas Courtyard with rear access Designer kitchen with 20mm stone benchtops & splash back Soft close joinery SMEG induction cooktop & electric oven SMEG integrated dishwasher Bulkhead over the kitchen & feature pendant light Spacious main bedroom with mirrored built in robes and en-suite 2 additional bedrooms with built-in robes Full height tiling in bathrooms, mirrored shaving cabinets & integrated toilets European laundry Ample storage throughout Floating timber flooring throughout hallway, kitchen & living areas Carpeted bedrooms Reverse cycle split systems in main bedroom & living room Double glazed windows & sliding doors Security screens on sliding doors Square set cornice Block out roller blinds LED downlights Development amenities include gardens, pools, children's playground & residents' kitchen Canberra Centre, Glebe Park & Braddon your doorstep 6 min drive to the Australian National University 10 min drive to Parliament House Living: 99m<sup>2</sup> Courtyard: 31m<sup>2</sup> Total: 130m<sup>2</sup> EER: 6.0 Strata (including sinking fund): \$1,190 per quarter Rates: \$2,247 per annum Land Tax: \$2,719 per annum (only applicable if rented) Rental Income Estimate: \$880 - \$930 per week Disclaimer: The above figures are approximate only. The material and information contained within this marketing is for general information purposes only. HIVE Property does not accept responsibility and disclaim all liabilities regarding any errors or inaccuracies contained herein. You should not rely upon this material as a basis for making any formal decisions. We recommend all interested parties to make further enquiries.