

**G11/83 Cooyong Street, Reid, ACT 2612**



**Sold Apartment**

Monday, 14 August 2023

G11/83 Cooyong Street, Reid, ACT 2612

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: Apartment**

**\$1,100,000**

What you see: A flawlessly finished ground floor apartment with a neutral palette and quality inclusions in an established and exclusive location. What we see: A cosmopolitan retreat. 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 retreat with mirrored built in robes Oversized ensuite with bathtub, mirrored shaving cabinet & double vanity Full height tiling in bathrooms & integrated toilets Separate laundry room with dryer, ample storage & space Floating timber flooring throughout hallway, kitchen & living areas Carpeted bedrooms Reverse cycle split systems in main bedroom & living room Double glazed windows & 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: 119m<sup>2</sup> Balcony: 21m<sup>2</sup> Total: 140m<sup>2</sup> EER: 5.2 Strata: \$1,440 per quarter Rates: \$2,425 per annum Land Tax: \$2,890 per annum (only applicable if rented) Rental Income Estimate: \$890 - \$950 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.