

107/83 Cooyong Street, Reid, ACT 2612



Unit For Sale

Thursday, 15 February 2024

107/83 Cooyong Street, Reid, ACT 2612

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 121 m2

Type: Unit



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Offers over \$920,000

Create your ideal lifestyle built around comfort and convenience in this brand new (never been lived in) 3-bedroom executive residence in the thriving Canberra City CBD. Perfectly positioned on the quiet side of the development with prime easterly aspect and only one adjoining neighbour, experience the true luxury of peace and privacy here in this highly sought after 'Metropol' apartment. Boasting a versatile layout, this home is benefited with a prolific level of space that offers the very best to cater to your lifestyle. Enhance your well-being with the flexible options to establish an inviting lounge/living area for day-to-day living, as well as a separate dining space that can accommodate a proper eight-seat table to host guests in style over dinner parties. In addition, there is also the useful component of the study nook, ideal for students or working from home. The covered entertaining balcony allows for further living space to extend out onto, admiring the quiet and peaceful aspect. The open-concept design places the kitchen at the heart of the home, featuring a premium inner-city fit-out with quality Smeg appliances and an integrated dishwasher. The bench top extends across the kitchen and delivers a desirable amount of bench space for meal preparation and appliances. Expertly designed, the layout sees all the bedrooms segregated and well-positioned for added peace and privacy, ideal for any family, downsizer, or investor. The main bedroom suite boasts its own stylish ensuite and comes complete with private access to the balcony for further enjoyment and a walk-through robe with mirrored sliding wardrobes. The second and third bedroom are generously sized with windows for added light & mirrored sliding wardrobes and offer easy access to the main bathroom that reflects the contemporary design of the property with full-height tiling, mirrored shaving cabinets and designer fittings. Uncompromising comfort is evident, with the modern-day conveniences of double-glazed windows and sliding doors combined with dual roller blinds, for increased energy efficiency. Two reverse cycle air-conditioners, durable timber flooring, LED lighting, a video and voice intercom system, and a European-style laundry with a clothes dryer and two built-in linen cupboards for household goods add to the exceptional inclusion list. Discover a realm of luxurious living where every day feels like a vacation. Welcome to Metropol, where resort-style facilities redefine the art of sophisticated living with pools, barbecue areas, lounge and dining areas, and beautiful gardens. Immerse yourself in an exclusive enclave designed to elevate your lifestyle to new heights.

Location: This exceptional residence immerses you in a vibrant city precinct nestled within Canberra's thriving CBD. Enjoy the unparalleled convenience of being just a short stroll away from the City Centre, Braddon (Lonsdale & Mort Street), The Australian National University, and New Acton. Here, a diverse array of restaurants, cafes, bars, shops, and essential amenities await, promising a dynamic and socially rich lifestyle for discerning buyers seeking the luxury of residing in this highly sought-after location.

Summary of features:- Brand new (never been lived in) executive 3-bedroom residence - Corner apartment perfectly positioned with only one adjoining neighbour - Ideally located on the quiet side of the development- Primary easterly aspect ensuring light-filled living spaces - Floor to ceiling sliding doors & windows for added natural light - Double glazing throughout for increased energy efficiency - Two reverse cycle air-conditioning systems for year-round comfort- Timber flooring - stunning and durable- Dual roller blinds - adjust the level of light - Side-by-side basement parking with a storage cage - Versatile layout offering flexible living options for an enhanced well-being - Covered entertaining balcony for hosting guests & outdoor relaxation - Built-in study nook ideal for student or working from home - Excellent galley style kitchen layout with a contemporary design- Innovative Smeg appliance package including dishwasher- Extensive bench space for meal preparation & kitchen appliances - Main bedroom suite with a walk-through robe with mirrored sliding wardrobes, ensuite & private balcony access - Carpeted bedrooms with windows for added light & built-in mirrored wardrobes - Bathrooms with full-height tiling, wall hung vanities, mirrored shaving cabinets & designer fittings- European style laundry, the perfect space saver with a clothes dryer & added storage space - Dual linen/storage cupboards for household goods- Video & voice intercom system- Access to resort style facilities including lap pools, barbecues, lounge & dining areas

Key figures:- Living area: 110m²- Balcony: 11m²- Strata levies: \$5,549 p.a.- Rates: \$2,364 p.a.- Land tax (investors only): \$2,872 p.a.