

331/81 Cooyong Street, Reid, ACT, 2612



Unit For Sale

Sunday, 6 October 2024

331/81 Cooyong Street, Reid, ACT, 2612

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Type: Unit



Tom Grenfell

All the City has to offer at your doorstep.

Discover the perfect blend of comfort and convenience with this affordably priced unit located on Cooyong Street in the sought-after suburb of Reid. Built in 2020, this modern residence offers a sleek and contemporary design that is ideal for first-time buyers or those looking to downsize without sacrificing quality. With one bedroom and one bathroom, this unit provides a cozy yet functional living space.

The feeling of this open plan living, dining and kitchen is one of opulence. Consisting of dark tones brass fixtures and fittings, offset by the light contrast of the wide plank hybrid flooring. The well appointed kitchen enjoys a sleek and modern design. Relax and unwind on your private balcony where you can enjoy a nice glass of wine or morning coffee with city views.

Situated in the heart of Reid, you'll enjoy easy access to Canberra's vibrant city center, just a short stroll away. The nearby Glebe Park offers a serene escape for leisurely walks and outdoor activities. For those who value education and community, Reid is home to several reputable schools, making it an excellent choice for young professionals and students alike.

Don't miss out on this exceptional opportunity to own an affordable piece of real estate in one of Canberra's most desirable suburbs. Act now and secure your future in this fantastic location. Contact us today to learn more about how you can make this unit your new home!

Key features

- 3rd floor position with outlook.
- Double glazing throughout.
- Quality kitchen with stone work tops, SMEG appliances including dishwasher
- The bathroom is light & fresh with quality fixtures and fittings.
- Euro laundry is a great space saver.
- Reverse cycle air conditioning.
- Private Balcony.
- Wide plank hybrid flooring.
- Secure intercom entry to the building.
- Secure basement parking & storage.

Property Size: Internal living 55m², 8m² Balcony (approx.).

Property Address: 331/81-83 Cooyong Street, Reid.

Strata Fees: \$695 per quarter (approx.)

Rates: \$477 per quarter (approx.)

Land Tax (if rented): \$594 (approx.)

Current rental appraisal: \$480 - \$520 per week (approx.)

EER: 6.0 stars

(All measurements, amounts and values are approximate and not to be relied upon. Buyers to make their own enquiries.)