

# 720/81 Cooyong Street, Reid, ACT 2612



## Unit For Sale

Friday, 5 July 2024

720/81 Cooyong Street, Reid, ACT 2612

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 2**

**Area: 74 m2**

**Type: Unit**



Sean Hegan

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## Offers Over \$669,000

Discover the perfect blend of modern living and uninterrupted views in this stunning 2-bedroom, 2-bathroom apartment located in the prestigious Metropol building. Perched on level 7 with a wonderful aspect, this beautifully finished apartment is flooded with natural light, making every day a delight. As you step inside, you'll be welcomed by a spacious living area with floor-to-ceiling double glazed windows that frame captivating vistas of Black Mountain. The apartment boasts an impressive internal area of 70m<sup>2</sup>, ensuring ample space for your lifestyle needs. The spacious master bedroom features a beautifully designed ensuite while the second bedroom comes with built-in robes, providing convenient storage solutions. High-quality SMEG appliances in the kitchen make cooking a pleasure, and the open layout seamlessly connects the living, dining, and kitchen areas. Enjoy the ultimate convenience with immediate access to the city centre, shops, and a plethora of restaurants just steps away from your doorstep. This apartment is vacant and ready for you to move in, offering not just a home but a luxury lifestyle. Imagine waking up to those stunning views every morning and enjoying the convenience of living in the heart of the city. Don't miss the opportunity to make this your new home!

**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

**The Numbers:-** EER: 6.0- Unit size: 70m<sup>2</sup>- Balcony: 10m<sup>2</sup>- Strata: \$1,000 p.q. approx- Rates: \$522 p.q. approx- Land tax: \$619 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

**Explaining the private treaty process:-** 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. less