

210/81 Cooyong Street, Reid, ACT, 2612

independent
PROPERTY GROUP

Apartment For Sale

Friday, 8 November 2024

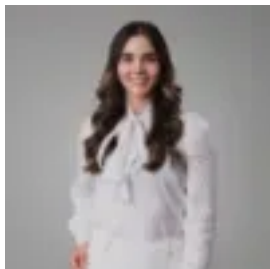
210/81 Cooyong Street, Reid, ACT, 2612

Bedrooms: 2

Bathrooms: 2

Parkings: 2

Type: Apartment



Lucy Cameron
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Modern Elegance with Breathtaking Views and Prime Location

With a wonderful corner position in the building, this beautifully designed, light-filled two-bedroom apartment offers an ideal blend of elegance, location, and functionality. Its northeast orientation and expansive floor-to-ceiling windows fill the open-plan living area with natural light, creating a welcoming and spacious environment perfect for relaxing or entertaining.

The kitchen, a centerpiece of the home, features premium SMEG appliances, including an induction cooktop, oven, and dishwasher, along with sleek stone benchtops and generous workspace, catering to both the avid cook and casual dinner. Both bedrooms offer unique appeal: choose a cozy sanctuary or enjoy direct access to a breezy balcony, providing flexibility and comfort. Both have built-in robes and great storage. Two luxurious bathrooms complete the modern, high-end design of this residence.

The array of shared amenities adds to the appeal, with recreational areas that include large barbecue spaces overlooking Mount Ainslie, a children's play area, rooftop gardens, private dining facilities, and two outdoor pools.

Conveniently located across from the Canberra Centre and just steps from Braddon's vibrant dining and nightlife, this apartment places everything within easy reach. Canberra's light rail and public transport are nearby, along with leisurely walking access to Lake Burley Griffin and the Australian National University.

Features:

- North-east facing aspect
- Induction cooktop, SMEG kitchen appliances
- Reverse cycle split system air conditioning
- Panoramic windows with Mt Ainslie views
- Built-in wardrobes in both bedrooms
- Timber flooring in living area
- Stylish full-height tiling bathrooms
- Private rooftop, pool, and residents-only sky lounge
- Underground parking with storage
- Double glazed windows
- Full height bathroom and ensuite tiling
- Rooftop gardens, alfresco dining, residents kitchen, pools and kids play area
- Energy-efficient LED lighting throughout
- European laundry

Essentials: (approx.)

- ⌚ EER: 6
- ⌚ Living size: 83m²
- ⌚ Balcony size: 8m²
- ⌚ Rates: \$2,063 p.a
- ⌚ Land Tax: \$2,575 p.a (investors only)
- ⌚ Strata Levies: \$1,074 p.q
- ⌚ Year Built: 2021