

**3/43 Constitution Avenue, Reid, ACT, 2612**

**Apartment For Sale**

Tuesday, 29 October 2024

3/43 Constitution Avenue, Reid, ACT, 2612

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 2**

**Type: Apartment**



Phil Smith

0262091702

## A rare 2-bedroom opportunity at "Jamieson' Reid

Apartment living is about location, lifestyle, and a sense of luxury. This is why properties in the Jamieson apartment complex in Reid have been so coveted, and tightly held.

Designed by award winning Phillip Cox Architecture, Jamieson sits proudly on Constitution Avenue. A superb location with the city, Lake Burley Griffin, and many workplaces such as Russell Hill just a short stroll from the complex. Apartment 3 is located on the Eastern side of the complex. It's the perfect position with Gum trees and Mount Ainslie providing a wonderful backdrop.

Entering the apartment you'll immediately appreciate the size, the quality and natural light flowing throughout the home. The floorplan is well considered and generously proportioned with an impressive 99m<sup>2</sup> of quality living space. The kitchen is in keeping with the overall size this apartment provides compared to other 2-bedroom ensuite apartments. It has a large stone benchtop and an abundance of cupboard space. High end European appliances and a walk-in-pantry add to the functionality and the appeal. Flowing seamlessly off the kitchen is the open plan living area. The living area is spacious and a beautiful conduit between the indoor and outdoor living this amazing apartment offers to its new owner. Through a large sliding door is an expansive private 54m<sup>2</sup> terrace. It's a peaceful oasis, taking in the beautiful aspect and lovely vista. It's rare to find an outdoor living space of this size and versatility. A perfect entertaining area, a comfortable place to relax or for the gardener there's a tap and power supply to the area.

The 2 bedrooms are segregated from the living area with both featuring a built-in robe. The two bedrooms have direct sliding door access to the terrace. The main bedroom is serviced by a large ensuite bathroom, and the second bedroom has easy access to the large main bathroom. Both perfect if mobility is an issue. The neutral interior décor combined with the modern appliances and fitting creates a highly liveable home.

Features such as 2 secure basement parking spaces plus an enclosed storage unit, ample visitor parking, ducted heating and cooling, add to the overall appeal.

### Features-

- Phillip Cox designed.
- View across Reid to Mount Ainslie
- Stone bench top and gas cooking
- Two bedrooms with built-in robes
- Ceiling fans in bedrooms
- Well thought out Kitchen joinery
- 2 spacious well-appointed bathrooms
- Large north facing balcony with tap
- Storage cage in the garage
- Secure basement parking

### Essentials:

EER: 6 Stars

Living size: 99m<sup>2</sup>

Balcony: 54m<sup>2</sup>

Strata Company: First choice strata

Strata Levies: \$1,490.03 per quarter

Rates: \$526.20 per quarter

Age: Built 2014

Rental estimate: \$700-\$750 per week