

Unit 407/83 Cooyong Street, Reid, ACT, 2612

STONE

Apartment For Sale

Wednesday, 6 November 2024

Unit 407/83 Cooyong Street, Reid, ACT, 2612

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: Apartment



Sam Dyne
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Luxurious 3-bedroom apartment with stunning views of Mt Ainslie

Experience refined city living in this spacious, light-filled three-bedroom apartment in the heart of Canberra. Designed for functionality, it features floor-to-ceiling windows, a primary suite with a double-basin ensuite, a modern kitchen with stone benchtops and European appliances, and a convenient study nook at the entry. With ample storage and a sleek, open layout, this apartment offers the perfect blend of luxury and practicality in the heart of the city.

Embrace a lifestyle of ease and sophistication in this low-maintenance apartment, ideal for young professionals or downsizers who value time and convenience. Just steps from Canberra's vibrant dining scene and premier shopping destinations, this residence allows you to enjoy upscale city living without the upkeep of a larger home. Spend less time gardening and more on experiences-whether it's dining at top-tier restaurants, exploring boutique shops, or enjoying Canberra's lively cultural offerings right outside your door.

Features Overview:

- North/East-facing
- Single level apartment located on the 4th floor
- Luxurious inclusions throughout
- Located across the road from the Canberra Centre and Glebe Park. Enjoy all the amenities that the city has to offer.
- NBN connected with FTTP or FTTN
- Age: 2 years (built in 2020)
- Units plan number: 14791
- EER (Energy Efficiency Rating): 6 Stars

Development Information:

- Name of development: Metrpol
- Number of dwellings in development: 552
- Strata management: Grady

Sizes (Approx)

- Internal Living: 111 sqm
- Deck: 11 sqm
- Total residence: 122 sqm

Prices

- Strata Levies: \$1423.65 per quarter
- Rates: \$410.80 per quarter
- Land Tax (Investors only): \$546.53 per quarter
- Conservative rental estimate (unfurnished): \$850 - \$900 per week

Inside:

- Large 3-bedroom apartment
- Luxurious double basin and shower ensuite
- Stone bench tops
- European appliances
- Study nook at entry
- Plenty of storage throughout
- Floor to ceiling windows
- Split system air conditioning

Outside:

- North facing balcony

- 2 car parks in basement + storage cage
- Rooftop garden at Metropol
- Onsite building manager

Inspections:

We are opening the home most Saturdays with mid-week inspections. However, If you would like a review outside of these times please email us on: samdyne@stonerealestate.com.au

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