

**52/66 Allara Street, City, ACT, 2601**



**Unit For Sale**

Thursday, 31 October 2024

52/66 Allara Street, City, ACT, 2601

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Type: Unit**



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## Where the City Is Your Backyard

For those seeking sophisticated inner-city living, this elegant 1-bedroom apartment offers an ideal blend of style, space, and tranquillity. Despite its central location, the apartment provides a calm and private retreat. The bedroom features an en-suite, while an extra toilet in the laundry adds convenience for hosting guests. Start your mornings with natural sunlight from the north-facing windows. Additional storage is available in the basement car park, with a lockable storage cage for larger items.

The kitchen is designed with modern granite countertops, generous cabinetry, and built-in stainless steel appliances, offering both function and style. The living room flows onto a balcony with picturesque views of a peaceful fountain and mature trees, creating a lush, green backdrop. Sit outside, relax, and let yourself be transported to a serene oasis.

The 'Forum' complex combines the tranquillity of a suburban setting with easy access to Canberra's vibrant CBD. Enjoy nearby Lake Burley Griffin for a scenic walk, or explore the Civic Centre's shopping and dining options. The complex amenities are exceptional, featuring a well-equipped gym and a rooftop terrace ideal for BBQs with friends while taking in views of the city lights. This apartment offers a refined urban lifestyle with all the comforts and conveniences you could want in the heart of Canberra.

Currently rented for \$500 per week until 21/6/2025.

### Features:

- Open plan living area
- Main bedroom with ensuite
- Seperate laundry and extra toilet
- Large covered balcony
- Secure basement car park and storage cage
- Indoor gym
- Intercom access
- Rooftop terrace and bbq facilities
- Reverse cycle air conditioning

### Around the area:

- 1 minute walk to Canberra Olympic Pool
- 3 minute walk to Lake Burley Griffin
- 5 minute walk to Civic Centre
- 12 minute walk to Canberra Theatre

### Essentials:

Living: 59m<sup>2</sup>

Balcony: 9m<sup>2</sup>

EER: 6

Rates: \$

Land tax: \$606.65 pq (approx)

Strata: \$972.96 pq (approx)

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