




171/20 Allara Street, City

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Pride of Place at the Park Avenue Penthouse

Auction Location: LJ Hooker Canberra City Auction Centre

Step into a world of sophistication and refinement with this extraordinary 3-bedroom Penthouse in the Park Avenue complex in the City.

Featuring a chef's kitchen with top-of-the-line Wolf and Sub Zero appliances and a huge stone island bench, the kitchen makes cooking for friends and family a delight.

A large living and dining room with dual access onto a wide spanning balcony allows for effortless entertaining whilst taking in Canberra's most spectacular views of Lake Burley Griffin and the War Memorial.

The main bedroom suite includes a large walk-through robe and ensuite with double vanity. There are two additional bedrooms separated from the main suite, both with built in robes and easterly views for the morning sunshine.

A media room adjacent to the kitchen can be used for formal dining, or can be closed off to provide a discreet second living space.

FOR SALE
Auction

AGENTS

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AGENCY

LJ Hooker Canberra City
(02) 6249 7700

All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.



The apartment has double side by side car spaces in the secure basement garage with an oversized storage room, easily large enough for a home workshop.

The best of Canberra is at your doorstep. Beyond the exquisite living space, Park Avenue offers an array of top-tier amenities including a state of the art gymnasium and a communal BBQ area.

This is your opportunity to secure a luxurious penthouse in a highly sought-after location and complex, where every aspect of urban living is seamlessly catered to.

Elevate your lifestyle with this exceptional home - your modern oasis in the heart of Canberra.

Features:

- Spacious open-plan design, with a rare additional Media/Dining Room
- Single-level design with North Easterly aspect located on the 16th Floor
- Three bedrooms with built-in-robos
- Fully ducted reverse cycle heating & cooling
- Open plan living & dining, which comfortably accommodates large family gatherings
- Stone benchtops with Wolf and Sub Zero kitchen appliances

Flexible Settlement Terms Available

Essentials:

EER: 6
161m2 of Internal Living
31m2 Balcony
192m2 Total Area

Development: Park Avenue
Developer: Morris Property Group
Rates: \$2,586 per annum (approx.)
Body corporate fees: \$4235 per quarter (approx.)
Strata: Vantage

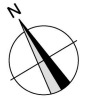
MORE DETAILS

Property ID	2DXFFHK
Property Type	Apartment
House Size	161 m2
EER	6

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The floor plan is not to scale; measurements are indicative and in metres. Exterior elements are not in position. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

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