








178/20 Allara Street, City

# Top Floor Apartment with Unobstructed Black Mountain Views

Set high on the top floor of the exclusive 'Park Avenue' complex, this beautifully appointed one-bedroom apartment enjoys uninterrupted north-west views towards Black Mountain and the iconic Telstra Tower and offers a stunning backdrop to your everyday city lifestyle.

Inside, the open plan living and dining area flows seamlessly to a private balcony, capturing natural light and stunning sunsets. The sleek, contemporary kitchen is fitted with stone benchtops and quality electric appliances, and the bedroom includes a built-in wardrobe.

Additional features include a European-style laundry, ducted and zoned reverse-cycle air conditioning and secure underground parking add everyday comfort.

Located in the heart of Canberra's CBD, 178/20 Allara Street places you just moments from Glebe Park, the Canberra Centre, light rail, and an array of cafes, restaurants, and entertainment venues.

Whether you're an investor, professional, or first-home buyer, this

1 1 1

**FOR SALE**
$469,000+

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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.

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apartment delivers a rare blend of style, comfort, and location.

Features:
- North-west facing balcony with panoramic views of Black Mountain and Telstra Tower
- Light-filled, open-plan living and dining area
- Modern kitchen with stone benchtops and quality electric appliances
- Spacious bedroom with built-in wardrobe
- European-style laundry complete with washing machine and dryer
- Ducted reverse-cycle air conditioning
- Secure building with lift access and underground parking
- Resident amenities include a fully equipped gym and communal BBQ area

Location Highlights:
- Walking distance to the Light Rail
- Moments to Canberra Centre
- Close to Australian National University, University of Canberra and childcare centres
- Easy access to Canberra Airport
- Short drive to Belconnen, Woden, Gungahlin and Tuggeranong Town Centres

Sizes (approx.):
- Internal:  60sqm
- External: 7sqm
- Total: 67 sqm

Outgoings (approx.):
- Rates: $455 per quarter
- Body Corporate: $955 per quarter
- Land Tax (investors): $475 per quarter
- EER: 6.0 stars

Photography Disclaimer: Some images may have been virtually staged to better showcase the true potential of the rooms and spaces in the home. Alternatively, while the property may have been staged for photography, it might be vacant during your inspection.

Disclaimer:
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EER ★★★★★★

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## MORE DETAILS

| | |
|---|---|
| Property ID | 2FG7FHK |
| Property Type | Apartment |
| EER | 6 |
| Including | Air Conditioning<br>Intercom |

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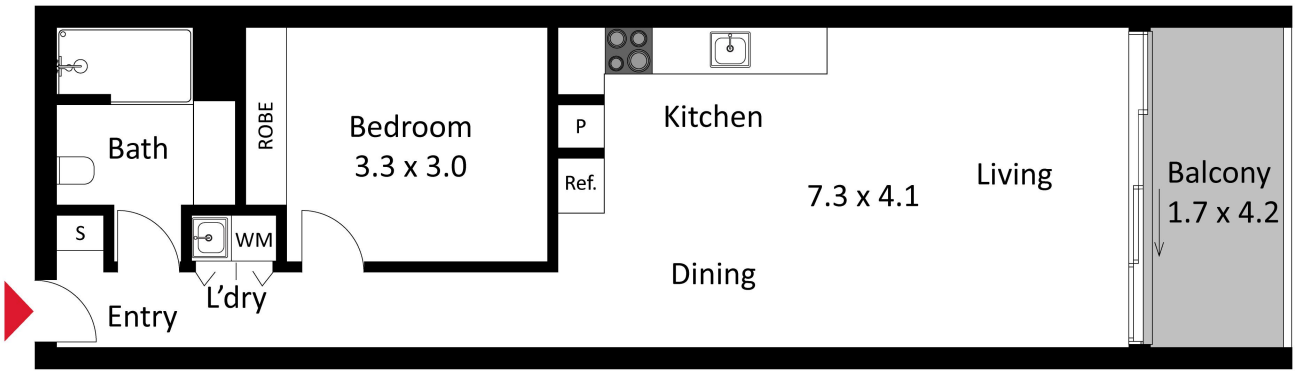








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The floor plan is not to scale; measurements are indicative and in metres. Exterior elements are not in position. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

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