

95/66 Allara Street, City

## Modern Inner-City Living with Style and Convenience

Auction Location: LJ Hooker City Office. 182/200 City Walk, City.

This split-level apartment in the highly sought-after 'Forum' development combines space, light and style in a prime inner-city location. Boasting 74m<sup>2</sup> of internal living and a 9m<sup>2</sup> balcony, the home features soaring 4.8m ceilings, full-length cedar-framed windows with plantation shutters, Stylish, well-appointed kitchen with quality appliances and views across the open-plan living.

The living area flows seamlessly onto a private balcony, while the spacious first-floor bedroom offers a built-in robe and direct access to the bathroom. Practical features such as a ground-floor powder room and generous under-stair storage enhance convenience without compromising style.

Residents enjoy exclusive access to a rooftop BBQ terrace with panoramic views and a fully equipped gym, with the Canberra Olympic Pool & Gym just across the road.

Internal: 74m<sup>2</sup> ( Approx )  
EER: 4.5

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### FOR SALE

Auction - Price guide \$450,000+

### AGENTS

Andrew Grenfell

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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.

LJ Hooker

Body corporate: \$1,790 per quarter  
Rates: \$1,571 ( Approx ) per annum  
Land Tax: \$2,129 ( Approx ) per annum

#### Features:

- " Split-level, two-storey design with 74m<sup>2</sup> internal + 9m<sup>2</sup> balcony
- Large Bedroom with built in robes
- Soaring 4.8m ceilings and full-length cedar-framed windows
- Modern kitchen with pantry, quality appliances, and ample storage
- Open dining area and sunlit living space opening to balcony
- Ground-floor powder room and under-stair storage
- Reverse cycle air conditioning
- Secure basement parking
- Rooftop BBQ terrace and fully equipped gym

Enjoy all the benefits of vibrant city living: cafés, restaurants, boutique shops, cultural attractions, parks, and lakeside walks at your doorstep. With the City Centre, Commonwealth Park, Lake Burley Griffin, schools, public transport and major facilities all nearby, you'll experience the perfect blend of convenience, lifestyle, and relaxation.

#### MORE DETAILS

Property ID	2DVHFHK
Property Type	Apartment
House Size	98 m2
Land Area	929 m2
EER	4.5
Including	Air Conditioning Alarm

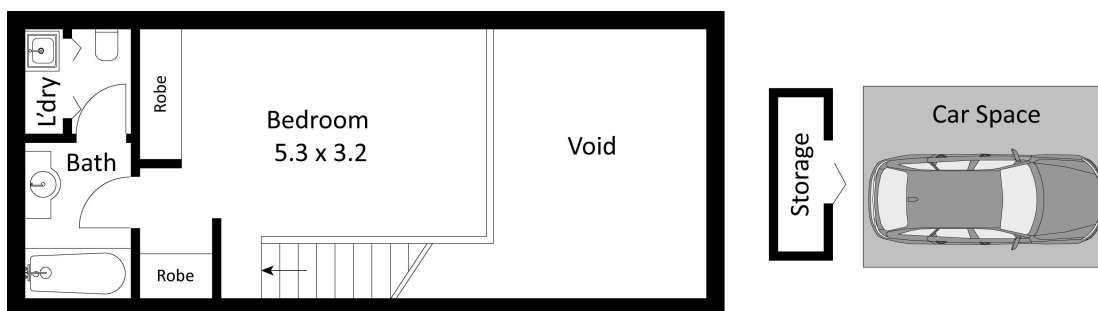
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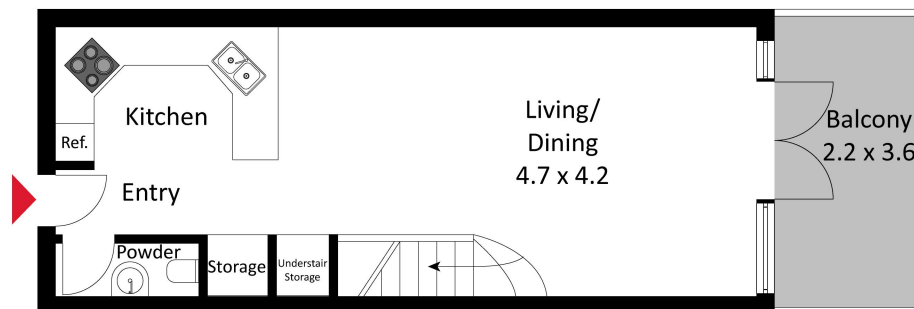
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First Floor



Ground Floor

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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