



25/66 Allara Street, City

A Unique Split-Level Retreat in the Heart of the City

Offering a refreshing alternative to the typical one-bedroom apartment, this generously proportioned split-level residence combines character, space and privacy with an exceptionally convenient City location.

Designed across multiple levels, the home creates a genuine sense of separation between its living, dining and bedroom zones. At the heart of the apartment is a full-sized kitchen featuring stone benchtops, electric cooking, dishwasher and excellent storage, flowing through to a dedicated dining area.

Step down into the spacious living room, where soaring glazing draws in natural light and provides a seamless connection to one of the property's standout features, a large private courtyard with established garden beds. A remarkably rare find for a one-bedroom apartment, this substantial outdoor space gives you room to move, entertain, relax and create your own garden oasis. Whether you're enjoying your morning coffee, hosting friends or simply escaping outdoors, it provides an extension of the living space that is rarely found in the City.

1 1 1

FOR SALE
\$465,000+

VIEW
Sat 12th Sep @ 12:15PM - 12:45PM

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We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.

LJ Hooker

The lower level continues the sense of privacy, comprising the bedroom, bathroom and laundry, with the bedroom enjoying a tranquil outlook towards the complex's leafy central gardens.

With approximately 73m² of internal living complemented by a substantial 26m² courtyard, the apartment offers a level of space seldom found in a one-bedroom City residence, particularly with such a generous and usable private outdoor area.

Positioned within easy walking distance of the heart of Canberra City, while also providing convenient pedestrian access across to Lake Burley Griffin and Commonwealth Park, this is an ideal opportunity for buyers seeking a distinctive home with genuine indoor-outdoor living without sacrificing inner-city convenience.

Internal: 73m² (approx)

Courtyard: 26 m² (approx)

EER: 6 Stars

Body Corporate: \$1,942 per quarter (approx)

Rates: \$2,252 per annum (approx)

Features

- " Unique split-level one-bedroom design
- " Approximately 73m² of internal living
- " Generous private courtyard of approximately 26m²
- Spacious living area with direct courtyard access
- Full-sized kitchen with stone benchtops
- Electric cooking and dishwasher
- Excellent kitchen storage
- Separate dedicated dining area
- Bedroom overlooking the central gardens
- Built-in wardrobe
- Separate bathroom and laundry on the lower level
- Reverse-cycle air conditioning
- Secure basement car space
- Intercom access
- Fully equipped gym within the complex
- Leafy central garden setting
- Easy walk to Canberra City, Lake Burley Griffin and Commonwealth Park

What's Nearby:

National Convention Centre Canberra —approx. 0.3 km

Lake Burley Griffin & Commonwealth Park access —approx. 0.6 km

Canberra Centre —approx. 0.7 km

Canberra Theatre Centre & Civic precinct —less than 1 km

Australian National University (ANU) —approx. 1.4 km

Australian War Memorial —approx. 2.2 km

Canberra Airport —approx. 6 km

School Catchments

Ainslie School —approx. 1.5 km

Campbell High School —approx. 1.6 km

Dickson College —approx. 4.6 km

Gungahlin College —approx. 11.1 km

Disclaimer:

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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.

MORE DETAILS

Property ID	2GAAFHK
Property Type	Unit
EER	6
Including	Air Conditioning
	Intercom
	Courtyard
	Gym
	Dishwasher
	Built-in-Robes

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Canberra City

