

## City, 64/15 Coranderrk Street

### Size Does Matter

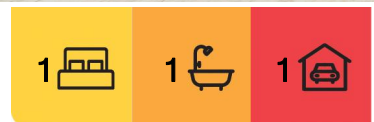
Discover the peak of modern city living with this large one-bedroom, one-bathroom apartment, perfectly positioned in the heart of Canberra City. This luxurious residence is an ideal first home, a superb downsizing option, or a savvy investment opportunity.

Enjoy the ultimate convenience of being just a stone's throw from Lake Burley Griffin, the vibrant Canberra CBD, and the bustling Canberra Centre shopping precinct. Whether you're in the mood for fine dining, a casual drink, or a shopping spree, everything you need is within walking distance. Situated next to the Convention Centre and the lush, green expanse of Glebe Park, you'll have easy access to cultural events, business hubs, and outdoor leisure activities.

This property was meticulously designed with size and comfort in mind. The generous floor plan offers ample space, while large windows flood the interior with natural light, creating a bright and inviting atmosphere. High-end finishes and modern amenities ensure a



**Disclaimer:** 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.



**For Sale**  
Sale by Negotiation

**View**  
Sat 6th Jul @ 2:00PM - 2:30PM

**Contact**  
**Eoin Ryan-Hicks**  
0424 042 419  
Eoin.ryan-hicks@ljhooker.com.au

**EER** ★★★★★

**LJ Hooker Kippax**  
(02) 6255 3888

comfortable lifestyle. The well-appointed kitchen, stylish bathroom, and spacious bedroom provide a touch of elegance and functionality. Additionally, secure your vehicle in the dedicated car park, giving you peace of mind and added convenience in the bustling city centre.

Don't miss the chance to own a slice of premium real estate in one of Canberra's most sought-after locations. 64/15 Coranderrk Street offers the perfect blend of urban sophistication, convenience, and tranquil parkland surroundings. Contact us today to arrange a private viewing and experience the lifestyle this exceptional property has to offer.

**Features:**

- 1 bedroom with built-in robe
- 1 modern bathroom
- 1 underground, secure carpark
- Reverse cycle heating & cooling
- Gas cooking
- Internal living area: 57m<sup>2</sup>
- Balcony: 18m<sup>2</sup>
- Complex amenities: pool & gym

Rates: \$1,811 p.a. approx.

Land Tax: \$2,168 p.a. approx.

Body Corp: \$ 992p.q. approx.

EER: 6.0

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## More About this Property

<b>Property ID</b>	1H39F9U
<b>Property Type</b>	Unit
<b>House Size</b>	75 m <sup>2</sup>
<b>EER</b>	6

**Eoin Ryan-Hicks 0424 042 419**

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The floor plan is not to scale; measurements are indicative and in metres. All features included in this 3D plan are for inspiration purposes only. This is not an exact replica of the property or the position of exterior elements. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

64/15 Coranderrk Street, City

Produced by DIAKRIT