



Reid, 25/14 Boolee Street

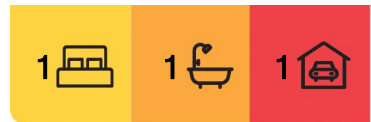
Opportunity to enter Reid, Do not miss out!

Auction Location: LJ Hooker HQ

Discover the perfect blend of modern convenience and urban lifestyle in this exquisite residence situated in the prestigious suburb of Reid. You'll enjoy the best of both worlds a peaceful residential setting while being just minutes away from the city center, parks, shops, and entertainment. This property offers a unique opportunity to experience comfortable living in a prime location.

The apartment features a thoughtfully designed open-concept layout that maximizes space. This property boasts a well-appointed kitchen. One generously sized bedroom provides a comfortable retreat, with built-in wardrobe for convenient storage.

This property comes with secure underground parking, ensuring your vehicle is safe and conveniently accessible. The complex offers a range of amenities including a swimming



For Sale
\$390,000+

View
ljhooker.com.au/2AHUFHK

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EER ★★★★★

LJ Hooker Canberra City
(02) 6249 7700



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.

pool, tennis court and communal spaces, perfect for relaxation and socializing. With public transport options nearby, including bus stops and easy access to major roads, commuting around Canberra is a breeze.

Don't miss out on this exceptional opportunity to own a piece of urban paradise. Contact me today to schedule a viewing and experience the lifestyle that this property has to offer.

Property Features:

Prime Location - Situated in the prestigious suburb of Reid

Contemporary Design - Thoughtfully designed open-concept layout

Well-appointed Kitchen - Electric cooking.

Spacious Bedroom - generously sized bedroom/built in robe.

Private Balcony.

Secure Parking - Secure underground parking

Convenient Amenities - Including swimming pool, tennis court and communal spaces

Transport Accessibility - public transport options nearby

Local Highlights:

Glebe Park: A stone's throw away, this lush urban oasis offers green spaces, walking paths, and a serene environment for outdoor activities.

City Centre: Enjoy the vibrant energy of Canberra's city center, with its shopping, dining, and cultural attractions just moments from your doorstep.

ANU Campus: For students and academics, the Australian National University is within close proximity, making this property an excellent choice for those seeking a convenient home base.

Listing Details:

Property Address: 25/14 Boolee Street, Reid.

Home size: 57m²

Balcony size: 8 m² (approx.)

Strata Fees: \$900 per quarter (approx.)

Rates: \$333 per quarter (approx.)

Land Tax (if rented): \$383 per quarter (approx.)

Current rental appraisal: \$460 - \$480 per week (approx.)

EER: 3.5 stars

Don't miss out on this exceptional opportunity to own a piece of urban paradise in one of Canberra's most desirable neighborhoods. Contact us today to schedule a viewing and experience the lifestyle in Reid has to offer.



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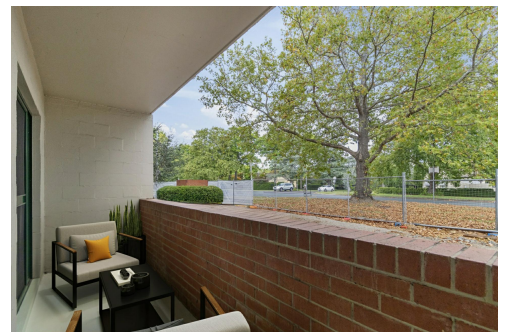
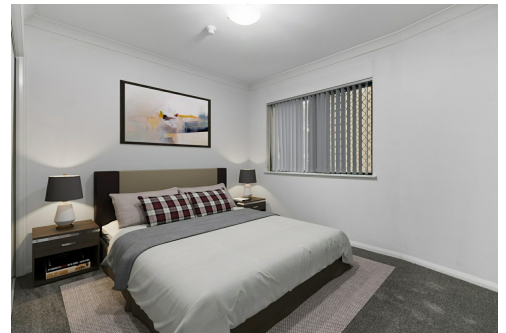
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More About this Property

Property ID	2AHUFHK
Property Type	Apartment
EER	3.5

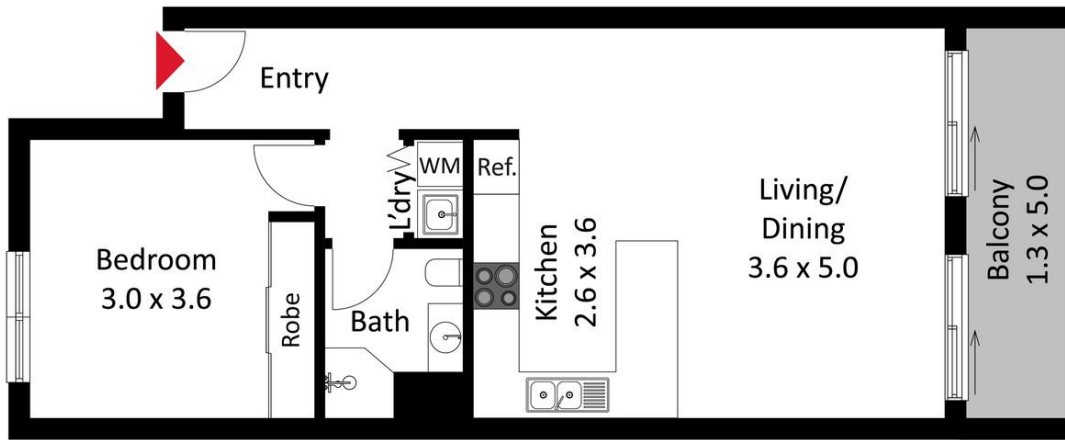
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The site plan and floor plan are not to scale; measurements are indicative and in metres. Bushes and trees are placed for illustration purposes. Plans should not be relied on. Interested parties should make and rely on their own enquiries.



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