

606/81 Cooyong Street, Reid

Light-Filled East-Facing with Study & Stunning Mt Ainslie Outlook




Discover this well-designed unit in a desirable city location, perfectly positioned for comfort, convenience and proven investment performance.

Priced at \$495000, this well-presented property offers a spacious 71sqm layout ideal for singles, couples, or savvy investors.

The current owners have enjoyed excellent success operating this unit as a highly rated Airbnb and are happy to include all furnishings for a reasonable price, offering a genuine turnkey opportunity for anyone looking to establish a short-stay rental.

Inside, the property features a flexible one-bedroom layout with a generous study that can easily function as a second bedroom, offering adaptability for guests, work-from-home setups, or additional rental appeal.

The open-plan living area flows effortlessly and is enhanced by air conditioning for year-round comfort. The fully equipped kitchen-with

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FOR SALE

\$479,999+

VIEW

Wed 17th Jun @ 12:00PM - 12:30PM

AGENTS

Jeff Shortland

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AGENCY

LJ Hooker Gungahlin

(02) 6213 3999

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**

dishwasher-adds ease to daily living and hosting. Enjoy an eastern-facing aspect with beautiful views of Mt Ainslie, filling the home with natural morning light and creating a peaceful backdrop throughout the day.

The main bedroom includes built-in robes, and the modern bathroom is thoughtfully designed for comfort and convenience. Step out onto the balcony for fresh air, or make use of the residents' lounge for entertaining. Secure garage parking provides peace of mind, complemented by an intercom system, broadband connection, a storage shed, and access to a sparkling inground pool for the warmer months.

Blending lifestyle appeal with impressive short-stay rental potential, this unit offers both a comfortable home and an exceptional investment opportunity in one of Canberra's most central and well-connected buildings.

- EER: 6.0
- Body Corporate: \$950 p.q (approx.)
- Water: \$215 p.q
- Rates: \$2,183 p.a (approx.)
- Land Tax: \$2,595 p.a (approx. only applicable when rented)
- Rental Appraisal: \$600 - \$650 per/wk

MORE DETAILS

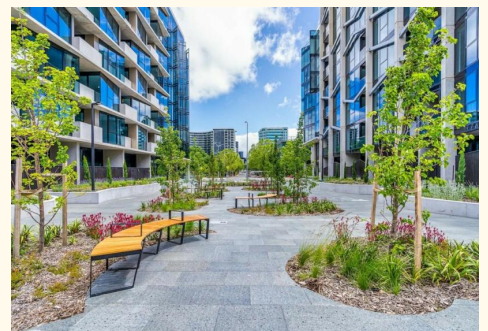
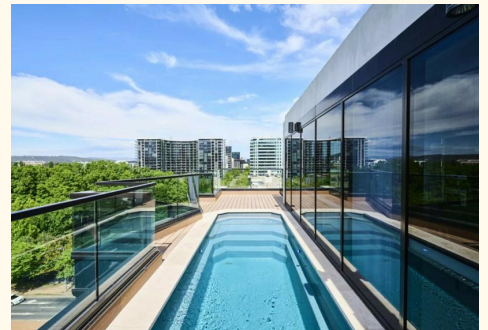
Property ID	36HGICY
Property Type	Apartment
House Size	71 m2
EER	6

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