



4A Amaroo Street Reid ACT 2612

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\$550

Date available: 7 January 2025

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## "Charming Renovation City Fringe Living"

Occupying an enviable position this character filled renovated charmer will be sure to please. Set in a beautiful tree lined street and within close proximity to the City Centre, Campbell Offices and Campbell shopping centre with its great restaurants and cafes, Lake Burley Griffin, the Australian War Memorial and the many important monuments that line Anzac Parade and the Mt Ainslie nature reserve.

This one-bedroom unfurnished apartment offers another room which could be a second bedroom but is much more ideally suited to a separate living room/ media/study, as the kitchen meals area is located downstairs. There are also options available to furnish the property if required. A lovely courtyard garden area with table & chairs are a quiet spot to unwind and relax at the end of a busy day.

At a glance:

- Enviaible location on the city fringe
- Encased by lovely gardens and an outdoor patio area
- Fabulous modern kitchen and meals area downstairs
- Hisense Fridge/freezer and Kogan dishwasher are included
- Timber benchtops, stainless steel under bench oven and glass cooktop
- Large two door pantry with microwave inside the unit
- Super large grey floor tiles in kitchen/ meals area

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- Crimsafe security screen door
  - Louvered shutters upstairs and block out blind's downstairs
  - Electricity and Internet are included in the price
  - Esatto under bench washing machine
  - Fabulous bathroom with separate shower with rain head
  - Large modern bathtub
  - Custom designed timber vanity with stone benchtop & round ceramic basin
  - LED lighting, pale grey floor tiles, 6 rung towel rack
  - Bedroom has built in robes
- 
- Dedicated off streetcar space for one car only
  - Close to the walking and cycling paths around beautiful Lake Burley Griffin
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- \* There is no existing energy efficiency rating statement for the habitable part of the premises.
  - \* Insulation compliant

This property requires permission for a pet.

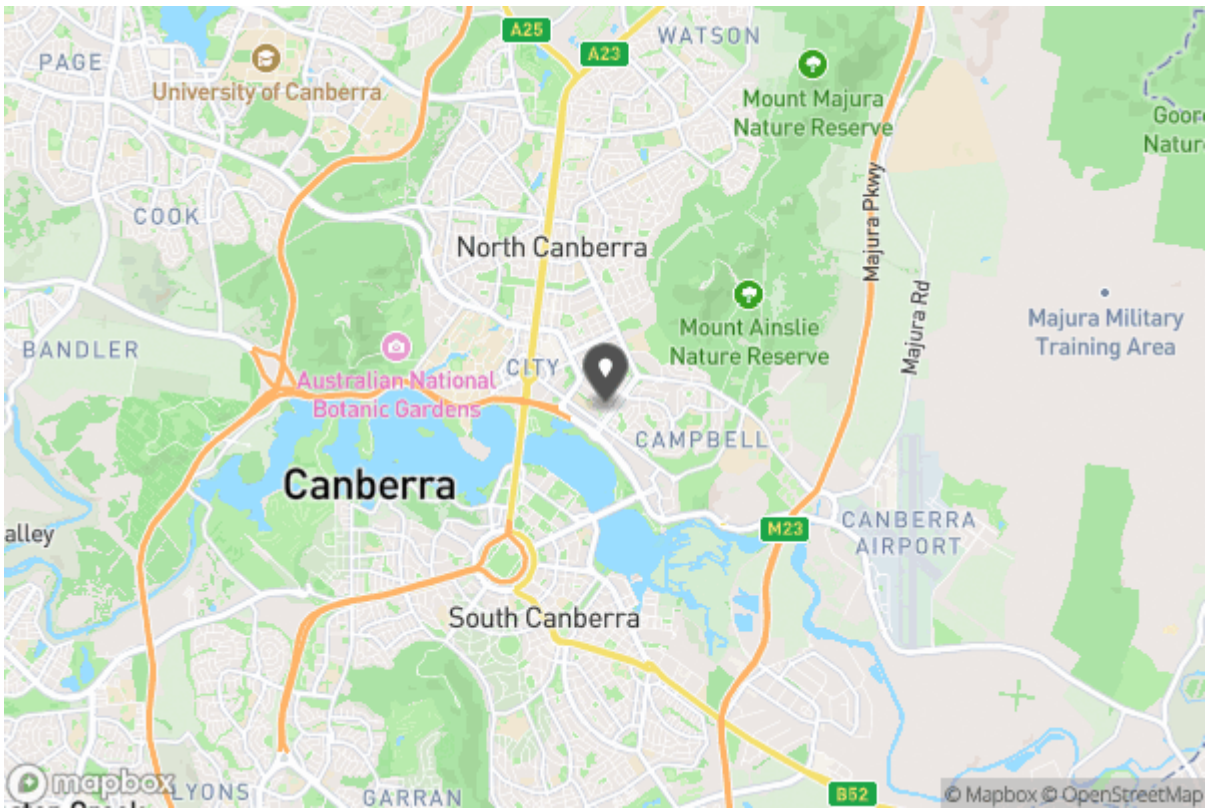


# Gallery





# Location Map







Don't forget to confirm your inspection by SMS or email

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### Why Book with Sadil Quinlan Properties

With our agency, you can book Property Inspections 24/7 on your computer, tablet or smartphone. When you do, you will receive an immediate response confirming your booking via email and SMS. Should the property be leased, the inspection time changed or cancelled for any reason, you will be informed the second it happens keeping you up to date.

You can also change or cancel your booking at any time if you no longer wish to attend or the times are no longer suitable. As part of your booking, we will send you reminders of the inspection as well as directions to the property to make the process of inspecting the property seamless.

Finally, should you wish to apply for the property, all of the relevant information including PDF or online applications details will be provided so you can apply as quickly as possible.

# Tenancy Application

A copy of the General Tenancy Agreement for this property, including all special conditions is available via the following link:

[Apply Online](#)

<https://2apply.com.au/Property?agentID=sadilquinlan&uniqueID=IRE5157337>