



FOR SALE

6.7% GROSS RENTAL RETURN- EASY CARE INVESTMENT OR FIRST HOME

Recent sales of 1/1/1 In Metropol
222/81 Cooyong St- \$450,000 11th May 2025
230/81 Cooyong St - \$447,000 24th December 2024

Situated on the 4th floor of the stylish Metropol complex, this 1-bedroom apartment offers an outstanding opportunity for investors seeking a turnkey investment with tenants in place. With its edgy, modern design and premium inner-city location, offering everything a future tenant could need at their doorstep.

Inside the apartment boasts a well-thought-out open-plan layout that maximizes space and natural light. The living and dining area flows seamlessly onto a private balcony, offering a perfect spot to relax or entertain while enjoying city or garden views. The sleek, modern kitchen comes fully equipped with premium stainless steel appliances, complemented by stone benchtops and ample cupboard space.

The spacious bedroom features built-in wardrobes, providing generous storage while maintaining a minimalist aesthetic. With floor to ceiling double glazed windows you can enjoy a abundance of natural light, The designer bathroom showcases modern fixtures, a large shower, and elegant finishes, creating a sense of luxury and style.

Metropol offers residents access to exceptional communal amenities, including a rooftop spa, chef's kitchen, and relaxation areas, making it a highly sought-after address in Canberra. Just steps from Canberra Centre, Glebe Park, and major transport hubs, this property is perfectly positioned for those who want the best of city living.

Ideal for investors or first-home buyers, this apartment offers a lifestyle of convenience and luxury, with secure tenancies already in place for a worry-free experience.

- Modern one bedroom apartment
- Open-plan living space with contemporary finishes
- Hybrid timber flooring though living
- Master with build in robes

1 BED | 1 BATH | 1 CAR

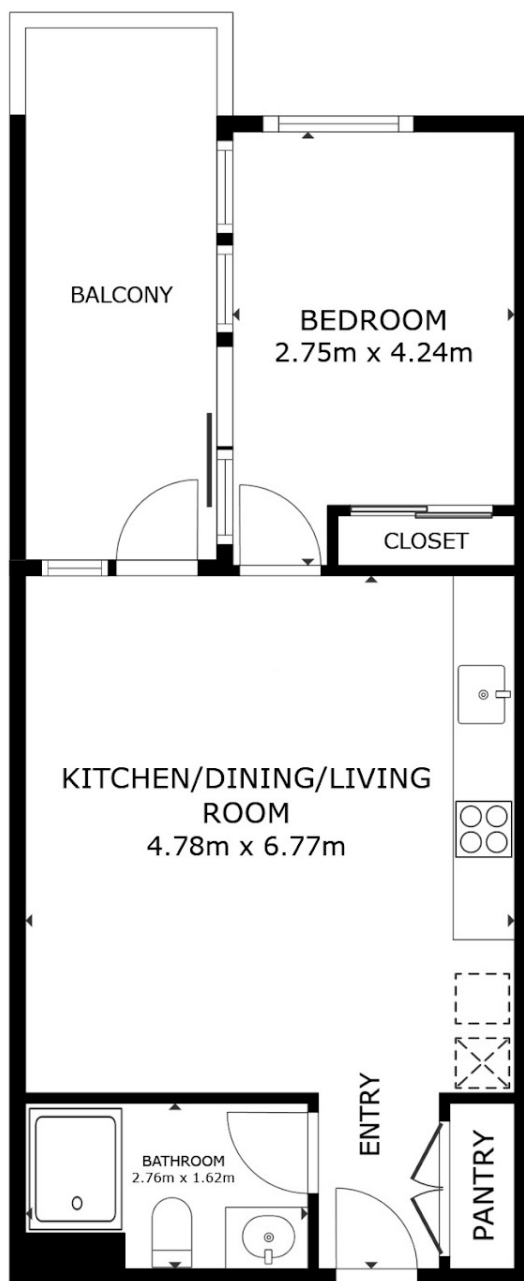
PRICE:
\$449,000

OPEN FOR INSPECTION:
Jun 28 at 9:00am - 9:30am



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FLOOR PLAN

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.