

1012/25 Edinburgh Avenue, City, ACT 2601

home by holly

Sold Apartment

Monday, 14 August 2023

1012/25 Edinburgh Avenue, City, ACT 2601

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Type: Apartment



Holly Komorowski
0491850701



Bianca Way
0491850701

\$480,000

#soldbybianca #soldbyholly \$480,000 When I see apartments like this I wish I could start my property journey again. To be able to own a piece of Canberran architecture, with the best the city has to offer you at your doorstep, walking to work, locking up and leaving town at the drop of a hat, while having safety and security. #Nishi1012 oozes cool, this property presents an opportunity to not only live in the CBD, but also holds its own as a competitive investment for when you're ready to head to the burbs. If I lived here, I'd be ducking downstairs to Palace Electric in my slippers to catch late night movies, or stocking up on popcorn and choc tops mid Netflix binge. Having friends over for drinks at Monster, never having to wash a glass yourself! I basically imagine myself in a permanent staycation! #Nishi1012 is adaptable, intriguing, and sophisticated. The entry way is marked with a glass partition into the bedroom space, which is lined with storage and display joinery, all reaching up to a curvaceous ceiling that waves its way out towards the living space and out to views of the lake. Pass the cleverly designed bathroom which allows for light to reach through the whole apartment, out to the living area framed by the floor to ceiling glazing and the balcony outside. Heavy glass doors silence the internal space from the vibrancy of the street below, while you take advantage of unobstructed views across Lake Burley Griffin, The National Museum of Australia and Parliament house. Sip coffee watching commuters head to the city via Commonwealth avenue bridge and the parkway, knowing you will never be late to work or uni again. Especially with the Australian National University across the road and plans for a light-rail stop on Edinburgh Avenue. features: .one bedroom tenth floor Nishi Building apartment looking over the lake. .built in robes and lots of extra storage. secure lift access. NBN. double glazing. european laundry. galley kitchen with gas cooktop, stone bench-top, soft close cabinetry, Bosch appliances. covered balcony .one car space and storage cage. this is an Airbnb property being sold fully furnished and equipped for the investor looking for a hassle-free and ready made investment. Hosted by a Superhost since 2018 with a rating of over 4.7 stars, average occupancy rate of over 85% and in 2022/2023 brought in a gross income of over \$40,000, with income in this financial year averaging at over \$4,000 per month. EER: 6 Size: 44sqm internal 9sqm Balcony Body Corporate: \$749.10 pq Rates: \$384 pq Land Tax (it tenanted): \$489.62 pq disclaimer. the information contained herein is gathered from sources we consider to be reliable, however home.byholly accepts no responsibility for inaccuracies. Interested parties must solely rely on their own enquiries and confirm all information provided