

102/45 West Row, City, ACT 2601

VERV

Sold Apartment

Tuesday, 15 August 2023

102/45 West Row, City, ACT 2601

Bedrooms: 2

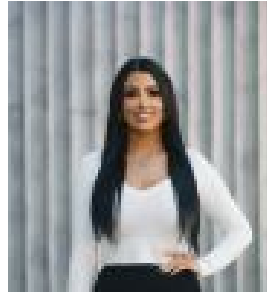
Bathrooms: 2

Parkings: 1

Type: Apartment



Jason Roses
0431419847



Sharna Sinclair
0261763476

\$700,000

Welcomed to the market is this stunning inner-city apartment located in the popular "Mayfair" development and positioned in the very heart of Canberra CBD and set amongst the bustling cosmopolitan hub that is afforded by inner city living with cafes, restaurants, bars and retail stores lining your doorstep. This apartment offers breathtaking and unparalleled views over Canberra City and the historic Melbourne and Sydney buildings whose position ensures your view will always remain, protected by their heritage status. Number 102 is a stylish and modern two-bedroom, two-bathroom apartment located on level 11 and one aboveground car space with storage space. As you enter the apartment you will immediately be impressed by the level of quality and detail that has gone into the construction of this breathtaking apartment. The designer kitchen offers generous bench space with under stool seating, stone benches, custom joinery and quality ILVE appliances. Further features include ducted heating and cooling with 3 zones, updated engineered blackbutt timber flooring and premium window treatments and FIBRE to the apartment. The building also represents a benchmark in apartment living with three separate elevators, BBQ area, podium area, gym, unique aboveground parking and even a rubbish shoot on your floor. Breathtaking city views are enjoyed from your covered and tiled outdoor entertaining balcony. This is an enviable address that provides a comfortable lifestyle with every available amenity from your doorstep, there will be no need to ever drive your car again! For inspections on this wonderful apartment call Jason for an inspection. Features Include: - Architectural designed building - Position in the heart of Canberra - Breathtaking CBD Views - Generous 78m² of living - Level 11 east-facing apartment - Updated engineered blackbutt flooring - Two bedrooms (with built-in-robies and USB ports) - Two bathrooms with floor to ceiling tiles (main & ensuite) - Single aboveground car space with storage space - Designer kitchen with stone benchtops, generous bench space, under stool seating, custom joinery and cabinetry and quality appliances - Quality ILVE kitchen appliances; induction cooktop, oven, built-in microwave and fully integrated dishwasher - Covered tiled balcony with views over historic Melbourne & Sydney buildings - Ducted heating and cooling - 3 zones - European laundry within kitchen space - Main bedroom with blackout blinds and blackout curtains - Second bedroom with blackout blinds - Living area with blackout blinds and sheer curtains - Fibre to the apartment - Three separate elevators - Rubbish shoot on same floor - BBQ area, podium area and gym - Central location within Canberra CBD - Close to bars, restaurants cafes and retail stores - Walking distance to ACT light rail - Walking distance to Canberra Centre EER: 6 stars Balcony: 13m² approx. Total Living: 78m² approx. Rates: \$2,466 per annum approx. Body Corporate: \$1,066 per quarter approx. Land Tax: \$1,613.25 per annum approx. (paid only if rented out)