

# 110/260 City Walk, City, ACT 2601

MORRELL  
PROPERTY

## Apartment For Sale

Monday, 8 January 2024

110/260 City Walk, City, ACT 2601

**Bedrooms: 2**

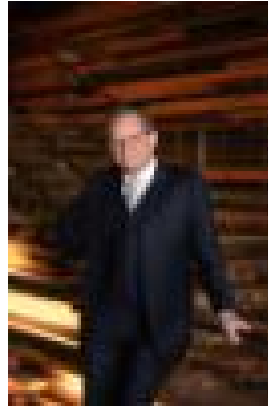
**Bathrooms: 2**

**Parkings: 2**

**Type: Apartment**



Alistair Morrell  
0466778730



Peter Morrell  
0466778730

**\$770,000+**

Discover a prime investment opportunity at 110/260 City Walk, located in the vibrant heart of Canberra. This currently leased 2-bedroom, 2-bathroom apartment in the Highgate complex is an ideal asset for investors seeking a property with immediate rental income in a sought-after urban location. The apartment's thoughtful design is evident in the master bedroom, which features a spacious layout and an ensuite bathroom. The additional bedroom, complete with built-in robes, offers ample space and storage, catering to the needs of occupants. Such design elements are key to maintaining a stable occupancy. Central to the apartment is a contemporary kitchen, complete with a sleek benchtop, electric cooktop, oven, dishwasher, and extensive storage. The inclusion of a European laundry with a dryer adds to the convenience, a desirable attribute for city living. An expansive balcony presents breathtaking city views, providing a private outdoor retreat for relaxation. This feature significantly enhances the living experience. The apartment is equipped with a ducted heating and cooling system, ensuring year-round comfort. Additional amenities in the Highgate complex, such as a swimming pool, gym, theatre room, and BBQ area, elevate the living standards, offering luxury and convenience to the occupants. Location-wise, this property stands out with its proximity to Canberra Centre, Commonwealth Park, and Lake Burley Griffin, surrounded by a plethora of shops, restaurants, cafes, and bars. Its closeness to the Australian National University and various government offices makes it a strategic choice for a diverse range of occupants. With an existing lease, this apartment represents a seamless entry into the property market for investors, assuring immediate returns and potential for sustained income. The blend of modern features, strategic location, and a strong rental appeal makes 110/260 City Walk a wise investment choice in Canberra's dynamic real estate market.

Under one roof :- 2 well-sized bedrooms, each with built-in robes- 2 modern bathrooms, including a private ensuite in the master bedroom- Spacious and open-plan living and dining area- Energy-efficient lighting and appliances- 1 allocated car space, offering secure and convenient parking- Modern kitchen with an electric cooktop, oven, and dishwasher- Ducted heating and cooling system for year-round comfort- Balcony offering amazing city views- European laundry with dryer- Lift access in the building- Access to complex amenities including a swimming pool, gym, therapy room, and BBQ area- Proximity to public transportation options- Close to a range of restaurants, cafes, and shops- Easy access to parks and recreational areas- Short distance to key cultural and entertainment venues