

1111/25 Edinburgh Avenue, Acton, ACT 2601

ARCHER

Apartment For Sale

Saturday, 27 April 2024

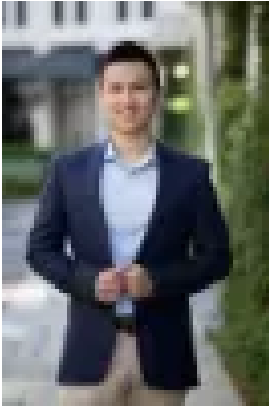
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Bedrooms: 1

Bathrooms: 1

Parkings: 1

Type: Apartment



Alex Wang

0262625232

\$449,000+

Explore this exquisite and expansive residence nestled within the prestigious Nishi building, renowned for its proximity to cultural gems like the Palace Electric Cinema, Nishi Gallery, and the culinary delights of Monster Kitchen. Located within a leisurely stroll of the Australia National University, Civic center, Lake Burley Griffin, charming cafes, vibrant galleries, lush parks, delectable restaurants, and much more. Elevated on the 11th floor, this apartment boasts breathtaking vistas of iconic landmarks, including Lake Burley Griffin, the National Library, Capital Hill and Parliament House. Featuring an open-plan layout, the living and dining area flows effortlessly onto a spacious balcony, perfect for enjoying the spectacular surroundings. The contemporary, open-plan kitchen is thoughtfully designed with top-tier appliances, ample storage, and a generously sized pantry, all crowned by sleek stone countertops. Designed by the esteemed Fender Katsalidis, this complex prioritizes cross-flow ventilation and energy efficiency, ensuring a sustainable and comfortable living environment. Currently leased for \$540/week, monthly agreement, this property presents a remarkable opportunity for those seeking a home with unparalleled vistas or a savvy investment. Reach out to us for additional details and secure your appointment today to experience this extraordinary abode firsthand. Features: • Level 11 with stunning waterfront views including Lake Burley Griffin, the National Library, Capital Hill and Parliament House • Spacious balcony • Floor to ceiling sliding door, double glazed • Full height tiles in Bathroom • European-style laundry including dryer • Secure Carpark with storage • Centralized location Particulars (all approx.) Year Built: 2012 Strata: \$862.5/quarter Rates: \$424/quarter Current Lease: \$540/week, monthly agreement EER: 6.0 DISCLAIMER We have obtained all information provided here from sources we believe to be reliable; however, we cannot guarantee its accuracy. Prospective purchasers are advised to carry out their own investigations and satisfy themselves of all aspects of such information including without limitation, any income, rentals, dimensions, areas, zoning and permits. Any figures and information contained in this advertisement are approximate and a guide only and should not be relied upon for financial purposes or taken as advice of any nature. Individuals, Self-Managed Super Funds, companies, anyone or entity, should make their own inquiries and seek their own advice and rely only upon those inquiries and advice. Archer does not guarantee the accuracy of the information above and are not financial advisers or accountants and do not provide any of the above information as advice of any nature.