

113/264 City Walk, City, ACT 2601

Sold Apartment

Monday, 14 August 2023

Canberry.

Live Where You Love

113/264 City Walk, City, ACT 2601

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Type: Apartment



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\$460,000

What the owners loved: With its central location in the heart of Canberra city, this beautifully designed one-bedroom apartment is perfect for those seeking a sophisticated and convenient lifestyle. What the buyers will love: The convenient location and modern design of this apartment would be an ideal choice for first home buyers. The excellent rental potential makes an attractive investment option. This modern apartment features a sleek and stylish kitchen with stone benchtops, stainless steel ILVE appliances including an integrated dishwasher and microwave. The open plan living and dining area is light-filled and spacious, perfect for entertaining guests or simply relaxing after a long day. Step out onto the covered balcony through sliding glass doors and enjoy the fresh air. The bedroom in this apartment is generously sized and comes with a built-in robe for all your storage needs. The modern bathroom features mirrored vanity storage and floor-to-ceiling tiles, adding a touch of luxury to your daily routine. For added convenience, there's also a space-saving European-style laundry with a built-in sink, as well as a washer and dryer included. Other notable features of this property include ducted reverse cycle heating and cooling for year-round comfort, double glazing sliding doors and windows for energy efficiency, as well as an intercom system for guests' convenience. The building itself offers additional amenities such as rubbish rooms on every level, BBQ areas perfect for outdoor gatherings or weekend cookouts. There's also a theatre room with a big screen TV where you can enjoy movie nights with friends or family members. Stay active at the swimming pool or gymnasium within the building complex. Now let's explore why this property would be attractive to different types of buyers:- First Home Buyers: With its convenient location in the heart of Canberra's city center, this apartment provides an opportunity to enter the property market at an affordable price.- Young Couples: The modern design of this apartment coupled with its proximity to shops, restaurants, cafes makes it an ideal choice for young couples looking for their first home together.- Investors: With its desirable location in the city center combined with excellent rental potential due to nearby universities or government offices make it an attractive investment option.

The Location: • Approx 500m to Canberra Centre shopping mall • Approx 1km to Australian National University (ANU) • Approx 2km to Lake Burley Griffin • Approx 5km to Parliament House • Approx 10km to Canberra Airport

Features: • Generously bedroom with built in robe • Modern kitchen with stone benchtops • Bosch electric cooktop • ILVE oven, microwave, dishwasher, and range hood • Modern bathroom with floor to ceiling tiles • European-style laundry with Haier dryer and washing machine • Ducted reverse cycle heating and cooling • Double glazing sliding doors and windows • BBQ and entertaining area, theatre room, swimming pool and gym

Property details: • Total Living: 48sqm • Balcony: 6sqm • Total Build: 54sqm • Built: 2019 • EER: 6 • Strata: \$747.90 pq (approx.) • Rates: \$414 pq (approx.) • Land Tax: \$491.88 pq (approx. only when rented) • Rental Appraisal: \$550 p/w

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