

1204/25 Edinburgh Avenue, City, ACT 2601

ARCHER

Sold Apartment

Friday, 15 September 2023

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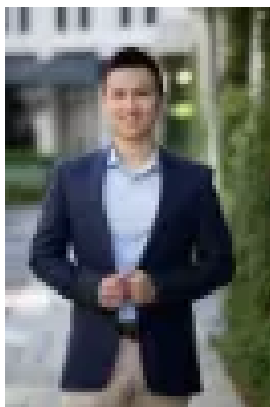
Bedrooms: 1

Bathrooms: 1

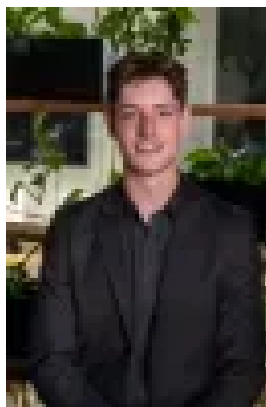
Parkings: 1

Area: 68 m2

Type: Apartment



Alex Wang
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Benjamin Bailey
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\$520,000

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 12th floor, this apartment boasts breathtaking vistas of iconic landmarks, including the Telstra Tower, Lake Burley Griffin, and the majestic Black Mountain. Sunlight floods the open-plan living area, creating a warm and inviting ambiance. The winter garden extends the living space, offering a serene retreat to relish the scenic beauty. 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 \$480/week to Jan 26th 2024, 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 12 with stunning views
- Winter Garden floor plan
- Abundant sunlight
- 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.): Living: 59 m² + Winter Garden: 9 m² Year Built: 2012 Strata: \$1,029/quarter Rates: \$484/quarter Landtax: \$596/quarter Current Lease: \$480/week fix term lease to Jan 26th, 2024 EER: 6.0

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