

1214/25 Edinburgh Avenue, City, ACT 2601



Sold Apartment

Monday, 14 August 2023

1214/25 Edinburgh Avenue, City, ACT 2601

Bedrooms: 2

Bathrooms: 2

Parkings: 2

Type: Apartment



Cameron Cleary
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\$800,000

Experience the epitome of luxury with this exquisite 2-bedroom residence, spanning an impressive 95m², designed to cater to the preferences of both live-in owners and savvy investors. Here's why you should consider making this residence your own:

- 1. Outstanding Lake Views:** Unwind in the tranquility of uninterrupted views of Lake Burley Griffin, enhancing the ambiance of both the main bedroom and living areas. Revel in the picturesque surroundings and create a serene living experience.
- 2. High Yield Returns:** Take advantage of the current low vacancy rates, ensuring your investment consistently outperforms expectations. Maximise returns while minimising downtime, making this residence a strategic choice for investors seeking robust financial outcomes. Anticipated unfurnished rental is \$800/week.
- 3. Expansive Living Space:** Enjoy the luxury of 95m² of well-designed living space, offering both comfort and satisfaction. This residence goes beyond the basics, providing a double car space and additional storage, addressing your practical needs seamlessly.
- 4. High-end Inclusions:** Elevate your culinary experience with top-notch Bosch kitchen appliances, including a gas stove, oven, and dishwasher. Your desires for a sophisticated and functional kitchen are met, ensuring a seamless blend of style and practicality in your daily life.

Investors and live-in owners alike will find unit 1214 Nishi, not only aesthetically pleasing but also a sound financial choice with its exceptional views, high yield potential, spacious living areas, and premium inclusions. It's a harmonious blend of luxury, comfort, and practicality for those seeking a property that is truly unique.

At Crowthers we have a mastery of the NewActon Precinct, and it runs through our veins. Our profound comprehension of precinct dwellers' requirements sets us apart. Your needs, our priority.

By The Numbers. All special levies have been paid

Body corporate per annum:	\$7,109.08
Anticipated Rent	\$800-\$820/week
Rates per annum:	\$1,684
Land tax per annum (if rented):	\$1,535
EER	6.0