

**127/45 West Row, City, ACT 2601**

ARCHER

**Apartment For Sale**

Saturday, 9 December 2023

127/45 West Row, City, ACT 2601

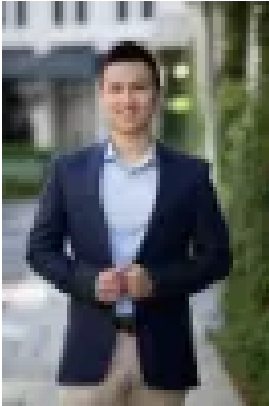
**Bedrooms: 1**

**Bathrooms: 1**

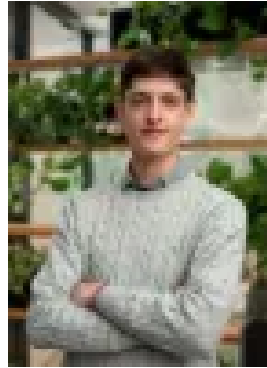
**Parkings: 1**

**Area: 76 m2**

**Type: Apartment**



Alex Wang  
0262625232



Benjamin Bailey  
0262625232

**\$499,000+**

Welcome to the ultimate city lifestyle! Discover this stunning and spacious 1-bedroom apartment located in the prestigious Mayfair building. Enjoy the convenience of city living with easy access to a wide range of amenities, including restaurants, cafes, shops, medical centers, public transport, the Canberra Centre, and the Australian National University. Boasting an impressive North-facing position, this apartment captures an abundance of natural light throughout the open plan living area, which opens out onto a large balcony overlooking city and mountain views - the perfect place to relax or entertain. The generously sized bedrooms feature built-in wardrobes. The modern open-plan kitchen is equipped with high-quality appliances, ample storage and pantry space. In addition to the apartment's impressive features, the Mayfair building offers residents access to a spacious foyer, podium garden with undercover BBQ area, and a fully equipped gym - providing the ultimate in luxury and convenience. This apartment is currently on a \$555/week fixed term lease agreement till March 13th, 2024, making it a fantastic opportunity for those seeking a stylish city lifestyle or investment opportunity. Contact us for more information and book in an appointment today!

**Features:**

- Northerly facing with abundant natural lights
- Floor to ceiling window and sliding door
- 2.7 m High Ceiling
- Ducted R/C air-conditioning (Zoned)
- Full height tiles in Bathroom
- Built-in wardrobes
- European-style laundry including dryer
- Gym and BBQ facilities
- Secure Carpark with storage

**Particulars (all approx.)**

Living: 64 m<sup>2</sup> + Balcony: 12 m<sup>2</sup>  
Year Built: 2016  
Strata: \$812/quarter  
Rates: \$457/quarter  
EER: 6.0

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