

# 131/264 City Walk, City, ACT 2601

## Apartment For Sale

Wednesday, 28 February 2024

131/264 City Walk, City, ACT 2601

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**



Brett Russell  
0261030843

**\$470,000+**

Presenting an enticing opportunity to call home in the sought-after 'Highgate' development, this nearly new, generously proportioned 1-bedroom apartment beckons those seeking contemporary urban living at its finest. Boasting a thoughtfully designed layout, this residence features a spacious bedroom complete with a built-in wardrobe, ensuring ample storage space for your belongings. The luxurious bathroom offers a delightful retreat, showcasing a large shower, vanity, and toilet for your comfort. Indulge in the allure of indoor-outdoor living with a private balcony offering captivating views, accessible from both the living area and bedroom. Enhanced by double-glazed windows throughout, revel in peace and tranquility while basking in the natural light that floods the interiors, complemented by energy-efficient LED lighting. The modern kitchen is a chef's delight, appointed with sleek stone bench-tops and high-quality stainless steel appliances, including a dishwasher and microwave. For added convenience, a separate laundry equipped with a dryer and washing machine is readily accessible. Experience year-round comfort with heating and cooling systems installed throughout the apartment. Residents of 'Highgate' also enjoy exclusive access to a range of premium amenities, including a sparkling swimming pool and an indoor gymnasium. Parking is effortless with the inclusion of a secure car space, accompanied by a storage cage located in the basement for added convenience. Situated in close proximity to transport options, shopping precincts, vibrant bars and restaurants, the bustling business district, light rail networks, esteemed educational institutions, and professional hubs, this property offers unparalleled convenience. Seize the opportunity to make this exceptional property your own. Don't let this opportunity slip away—schedule your private viewing today! Currently tenanted until \$530 per week until 20 August 2024. Key Statistics (Approx) Strata - \$835 per quarter Water - \$187 per quarter Rates - \$432 per quarter Land Tax (Investors) - \$512 per quarter Internal - 48m<sup>2</sup> External - 6m<sup>2</sup> Disclaimer: While we have taken great care in compiling the general and marketing information for this sale listing, Canberra Property Partners disclaims any responsibility and liability for errors or inaccuracies contained herein. We strongly encourage prospective buyers to conduct their own investigations and visit the property in person to ensure it aligns with their unique needs and circumstances.