

**1316/25 Edinburgh Avenue, City, ACT 2601**

**Sold Apartment**

Friday, 11 August 2023

**Canberry.**

*Live Where You Love*

1316/25 Edinburgh Avenue, City, ACT 2601

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**



Shan Gao

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## Contact agent

**What the Owners Loved:** The spectacular 180 degree views across Lake Burley Griffin. With the additional space provided from the full-length balcony you can enjoy all aspects of the Lake and the city.**What You'll Love:** The iconic Nishi building is ideally situated in the New Acton precinct. Walking distance to Canberra city, ANU, Art galleries, eateries and on the door step of Lake burly griffin, the unbeatable combination of luxury and lifestyle it a feature you wont find elsewhere.From the moment you enter this unit you will quickly realise that it offers so much more. You will first notice the incredible views of Lake Burley Griffin that can be appreciated from every room in the home.This beautiful apartment boasts a range of new upgrades that have transformed it into a cozy and comfortable home as well as an entertainer's delight. A few recent upgrades include a dream kitchen features high quality Bosch appliances as well as stone bench tops and ample storage for your everyday needs. The island bench comes with breakfast bar leads to the open plan living and dining area. The bedroom offers built-in wardrobes, bedside tables and balcony access.Don't miss the opportunity to experience the city lifestyle and secure an amazing home in the heart of Canberra.You will not come by another apartment like this! Don't delay inspection.**At a glance...** - 13th floor- 180 degree views of Lake Burley Griffin - Luxury kitchen with Bosch appliances, stone kitchen benchtop and island bench with breakfast bar- Custom joinery - Spacious open plan design with high ceilings- Bedroom features built-in wardrobes and bedside tables- Balcony access from all areas- Floor to ceiling tiles in bathroom- Immaculate condition throughout- Lift access- Floor to ceiling windows with window treatment- Separate laundry & additional storage - Secure parking with storage space**Love The Location...** - Café, restaurants, cinema in the complex - Within 2 minutes' walk to ANU - Within 6 minutes' walk to Lake Burley Griffin - Within 15 minutes' walk to National Museum of Australia - Within 15 minutes' walk to Canberra CBD **Property details...** Living 73m2(approx.)Balcony 5m2(approx.)Built: 2014EER: 6.0Rates: \$462 pq (approx.)Land Tax: \$565 pq (approx. investors only)Body Corporate: \$1,053 pq (approx. both administration and sinking fund included)**Disclaimer:** The material and information contained within this marketing is for general information purposes only. Canberry Properties does not accept responsibility and disclaim all liabilities regarding any errors or inaccuracies contained herein. You should not rely upon this material as a basis for making any formal decisions. We recommend all interested parties to make further enquiries.