

14/45 West Row, City, ACT 2601



Apartment For Sale

Friday, 3 May 2024

14/45 West Row, City, ACT 2601

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Type: Apartment



Ebony Brady
0478098913

\$479,000+

This one bedroom apartment is an excellent opportunity to secure a modern apartment located in the popular MayFair Apartments, perfect for the investor or first home buyer! When it comes to location, the saying is true! LOCATION, LOCATION, LOCATION! It is what any investor looks for in a solid investment. You won't be disappointed as everything you need is practically at your doorstep! This complex is one of the closest to the Australian National University and only a short walk from the tram stop, restaurants and cafes, cinemas and the Canberra Shopping Centre. Located on West Row, you are above the trendy bars, restaurants and cafes and also within the business district of Canberra. Positioned on level 5, the unit offers a spacious, private courtyard with access to the complex exclusive BBQ area and common garden area. Featuring an open living area, the kitchen has a very modern feel with a built in stainless steel microwave, electric hot plates, decorative design splash back tiles, dishwasher and stainless steel appliances in the kitchen including a built in microwave. This apartment has a large bedroom with mirrored wardrobes with plenty of hanging space and frosted glass louvre slat divider to hallway providing extra light into the room. The bathroom is modern and features a floating vanity, marble look tiles and a heated towel rail. Plus, there's a European style laundry in the bathroom. Heating is provided by ducted reverse cycle heating/air-conditioning. Car space wise there is one secured car park with a separate storage cage. Don't miss out on your opportunity to live/invest in the heart of the city! Features include: 1 bedroom with built in wardrobe, Open plan living, Central Ducted Heating and cooling, Large courtyard with access to common BBQ/Garden area, Modern kitchen, Stainless Steel appliances including built in Microwave, Dishwasher, European laundry with washing machine and dryer, Modern bathroom, 1 secure car park, Storage cage. Close to ANU. Strata: \$705 per quarter approx. Rates: \$441 per quarter approx. Land Tax (if rented out): \$523 per quarter approx. Disclaimer: While all care has been taken in compiling information regarding properties marketed for rent or sale, we accept no responsibility and disclaim all liabilities in regards to any errors or inaccuracies contained herein. All parties should rely on their own investigation to validate information provided. Please note: It is a condition of entry that you will be required to provide your contact details when inspecting this property. You may also be asked to take off your shoes.