

1405/25 Edinburgh Avenue, City, ACT 2601



Apartment For Sale

Saturday, 25 November 2023

1405/25 Edinburgh Avenue, City, ACT 2601

Bedrooms: 2

Bathrooms: 2

Parkings: 2

Area: 92 m2

Type: Apartment



Nic SalterHarding
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\$849,000+

Auction Location: In Rooms | LJ Hooker Canberra City | 182 City Walk, Canberra City Price Guide: \$849,000+* Auction 13th December at 5.30pm @ LJ Hooker Canberra City *Canberra is a city known for its landscape and landmarks. From Lake Burley Griffin to the Shine Dome, the National Arboretum to the stunning Brindabellas, and of course Black Mountain Tower. And all of this is perfectly framed from your balcony. And there is still so much more to this stylish, executive apartment. Located in the popular Nishi building, you've got a large 2 bedroom apartment, plus a study nook, and this home is packed with great features. With a long hallway from your front door to the lounge, you've got great separation between living areas. The common tradeoff to this is that you lose space, but this has been brilliantly solved here by having the entire length of the hallway serve as storage space, with hidden panel doors all along the wall. There is so much storage here that the current owner hasn't even been able to fill it all. The whole apartment is set up to enhance natural light and ventilation, making this a very comfortable place to live. The main bedroom has a generous built in robe and an ensuite with a large bathtub and separate shower. The kitchen is well appointed and again offers good storage, along with gas cooking and an externally ducted rangehood. The balcony is also done in a quite unique way, with two sets of doors, allowing you to extend your living area out into this space whilst maintaining protection from the weather. Of course, so much of the appeal to property like this is what's around you, and in New Acton you are really spoiled for choice. Grab an awesome coffee and breakfast at the cupping room, bike down to the lakefront, or take a casual stroll to the CBD or ANU. What's on offer:- Stylish, executive apartment- Tonnes of discrete storage- Phenomenal views across Canberra- Picturesque sunsets behind Black Mountain- Smart design to maximise natural light and ventilation- High efficiency hydronic heating- Reverse cycle air-conditioning- Feature lighting- Gas cooking- Ducted rangehood- Separate bath and shower- High quality complex with a restaurant, bar and hairdresser in the lobby- Secure basement parking (side by side with storage)- Communal bike storage Close to:- ANU (3 min bike)- National Museum (5 min bike)- Lake Burley Griffin (3 min bike)- Canberra Centre (6 min bike)- Commonwealth Park/Floriade (4 min bike)- Parliament House (9 min bike)