

**1513/25 Edinburgh Avenue, City, ACT 2601**

**BORIS.**

**Apartment For Sale**

Wednesday, 24 January 2024

1513/25 Edinburgh Avenue, City, ACT 2601

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 2**

**Area: 95 m2**

**Type: Apartment**



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**\$915,000**

A truly magnificent maisonette positioned on the top two floors of the landmark "Nishi" building, this stunning Apartment has the best views Canberra has to offer! Imagine waking up everyday to sweeping panoramic views over Lake Burley Griffin to the Brindabella Mountain Range. You are literally sitting on top of West basin looking across to Parliament House!.Developed by Molonglo Group, Nishi is an epic collaboration of sustainability focused design featuring Fender Katsilidis from Melbourne, Suppose Design Office from Japan and ARUP from London. Optimal thermal mass, stone floors, hydronic heating, heated towel rails, double glazing, winter garden, cross ventilation, ceiling fans, LED lighting, energy saving appliances. All factors contributing to high energy efficiency ratings and minimal energy footprint. If you are looking for 'Green', look no further.FRED is the name of this apartment design. FRED is unique in so many ways but the centrepiece is the Escher-like staircase cascading in three directions. An example of brilliant architecture that will always have the 'wow' factor and put a smile on your face every day! A wonderful opportunity to own something special.For Sale by Private Treaty. The Apartment is currently in a lease back arrangement with the Hotel Ovolo. Termination period is 3 months.Inspection by Appointment highly recommended. Features

- Perched on levels 15 and 16, knock-out views in both directions.
- 106sqm of living plus 6sqm of balcony.
- Hydronic heating.
- Winter garden on entry, flexi space on ground.
- Escher multifunction staircase.
- Spacious open plan kitchen/living zone.
- Fully equipped kitchen with Bosch appliances
- Spacious master bedroom with built-in robes
- Bathrooms with heated towel rails.
- Second bedroom segregated from Master bedroom.
- Euro-style laundry includes Bosch white goods.
- Two car spaces plus storage shed.
- Fabulous urban village precinct between the ANU and Lake Burley Griffin.

Outgoings Rates \$2,360 p.a. Strata \$7,022 p.a. Gas \$555 p.a. Power \$532 p.a. Water \$702 p.a. Rent Appraisal \$850/week

**BORIS.CANBERRA'S LUXURY APARTMENT SPECIALIST**