

**172/45 West Row, City, ACT 2601**

**Mick Barlow**  
PROPERTY

**Sold Apartment**

Wednesday, 13 September 2023

172/45 West Row, City, ACT 2601

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: Apartment**



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## Contact agent

This spacious three-bedroom apartment in Canberra City is perfectly located on West Row directly across from the heritage-listed Melbourne Building with quick and easy access to Civic Centre, ANU, Lake Burley Griffin, theatres and restaurants. A sub-penthouse located on the 15th floor, the apartment has floor-to-ceiling glass in the living, dining, kitchen areas and a 26sqm balcony to take in those sensational views. Three good sized bedrooms, the main with walk-through wardrobe and ensuite, make this apartment the perfect executive couple or small family residence. A private undercover tiled balcony further capitalises on the sweeping views both day and night and is an idyllic spot to relax, unwind or indulge in the sun. Elegant and stylishly equipped kitchen is fitted with laminate and stone benches, double sinks, generous storage with handle-less drawers and cupboards, a breakfast bar, and a suite. Lavish master bedroom with balcony access and a luxurious walk-through robe that leads to a gorgeous 'hotel style' ensuite with quality fixtures and fittings including twin above-bench basins on the large vanity, a mirrored cabinet, a large shower with frameless screen, floor-to-ceiling tiling, a huge bath and a toilet with concealed cistern. The apartment commands sweeping views across Canberra including the Australian War Memorial and Mount Ainslie, Canberra City Centre, Lake Burley Griffin to Kingston, Parliament House and the Brindabella Ranges. With perfect positioning and aspect, luxury fittings and air conditioned throughout. \* High-quality roller blinds\* Equipped for all seasons, this apartment also features a ducted Daikin reverse-cycle air conditioning system\* Two allocated side-by-side parking bays in the secure, remote-controlled carpark, within metres of a lift and a storage cage\* Secure (pass required) lift access to the apartment level and common areas\* Premium lifestyle facilities in the complex include a fully fitted gym and BBQ terrace\* Double-glazed windows throughout