

176/45 West Row, City, ACT 2601



Apartment For Sale

Tuesday, 11 June 2024

176/45 West Row, City, ACT 2601

Bedrooms: 1

Bathrooms: 1

Type: Apartment



Parisa Noubakht
0413301721



Frank Rasouli
0413301721

Offers Above \$489,000

Parliamentary Location, Modern, contemporary apartment with a large balcony, this property offers a lifestyle of ease and accessibility. This stylish complex has the convenience of lift access from the secure parking area, intercom access from the main entrance and everything that an Inner city location has to offer. This complex is one of the closest to the Australian National University as well as a short walk from the tram stop, 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. Features:- Master bedroom- Spacious Balcony- Centrally located with views- Built in robes- Ducted reverse cycle air conditioning- Kitchen with stone benchtops- Gym and bbq area- Secure car park And storage cage- Close to City Mall, Murray's bus stop, light rail and bus interchange, ANU, lake Burley Griffin and more. Living: 55m²Balcony: 12m²Rental: \$520-\$550 per weekStrata: \$752 p.q. approxRates: \$439 p.q. approxLand tax: \$523 p.q. approx (Investor only)Year built:2016