

18/2 Edinburgh Avenue, City, ACT 2601

Sold Apartment

Monday, 14 August 2023

18/2 Edinburgh Avenue, City, ACT 2601

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Type: Apartment



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\$492,500

Create your ultimate lifestyle living in this spacious and updated 'Metropolitan' residence conveniently positioned in the vibrant City precinct. Complete with new carpets, roller blinds, freshly painted within and updated lighting, this property is ideal for any first home buyer looking to enter the market, a live-in owner seeking to live in this premium location, or the astute investor seeking an addition to their property portfolio. Internally, the open plan layout offers a large setting with plenty of space to spread out and relax in comfort. Enjoy the flexible options to create an inviting lounge room for day-to-day living, as well as an allocated dining area for hosting guests in style. Extend your living out onto the generous balcony that offers the perfect space to relax quietly outside or entertaining friends and family. Connecting nicely with the living and dining areas, the kitchen is well-positioned and provides a practical space to cook all those homemade meals. Fitted with stainless steel appliances, an integrated dishwasher, ample pantry and bench space, along with a mobile bench for additional cooking space, this kitchen is sure to make for easy and simple meal preparation. Resonating a peaceful setting to come home to and relax, the bedroom is well-sized with a walk-through robe and windows for additional light. The two-way bathroom with full-height tiling offers you direct and private access from the bedroom, along with separate access from the living area for guests. Storage within the property has also been thoughtfully catered for with the separate laundry room and linen cupboard providing plenty of space. In addition, the storage cage within the basement car park allows for further storage space. There is something to enjoy in every direction living within this vibrant City precinct within Canberra's CBD. The ultra-convenience of being within easy walking distance to the City Centre, Braddon (Lonsdale & Mort Street), The Australian National University and New Acton with a plethora of restaurants, cafes, bars, shops and amenities to keep your social calendar busy, is ideal for any buyer looking to experience the luxury of living in this desirable location. In addition, the resort style amenities within the Metropolitan complex offer you the enjoyable options to take advantage of the indoor swimming pool, gym and sauna to relax in your spare time. The communal gardens and barbecue area also present a peaceful setting for hosting larger social gatherings with friends and family on evenings or weekends. Summary of features: Updated 'Metropolitan' residence situated on level 2 New carpet, freshly painted & new lighting Large open plan layout for day-to-day living Allocated dining space for hosting guests Entertainers' balcony for outdoor relaxation Reverse cycle air-conditioning New roller blinds to the living area & bedroom Practical kitchen layout for easy meal preparation Fisher & Paykel oven Integrated dishwasher Mobile benchtop for additional bench & storage space Ample pantry & cupboard space Well-sized bedroom with plenty of natural light & a walk-through robe Two-way bathroom for added convenience Full-height tiling to the bathroom Separate laundry room with a linen cupboard for storage space Intercom access Basement car parking with a storage cage Communal indoor swimming pool, gym & sauna Resort style gardens & barbecue area Vacant & ready to move into now Located close to: Within Canberra's CBD Canberra City Centre Braddon district (Lonsdale & Mort Street) New Acton – QT Hotel The Australian National University Commonwealth Park & Lake Burley Griffin Key figures: Living area: 65m² Balcony: 9m² Rates: \$1,381 p.a. (approx.) Land tax (investor's only): \$1,579 p.a. (approx.) Strata: \$4,608 p.a. (approx.) EER: 6