

# 183/264 City Walk, City, ACT 2601



## Sold Apartment

Monday, 14 August 2023

183/264 City Walk, City, ACT 2601

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Type: Apartment



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**\$517,500**

This one-bedroom penthouse apartment which is elevated above the rest, in more ways than one. Positioned on the top floor of the building and 17 storeys high, enjoy views to Parliament House, Lake Burley Griffin, Black Mountain Tower, and the Canberra CBD. The kitchen is offset by feature cabinetry and finished to the highest quality offering breakfast bar, stainless steel appliances, integrated dishwasher, and stone benchtops. The open living space effortlessly connects the two zones with room to accommodate a lounging and dining area, which then opens out onto the covered balcony extending your living space even further. These areas are all orientated to enjoy the vast views, is there a better place to watch the sunset? When it is time to really rest and relax, the bedroom welcomes you with open arms, featuring built-in robes and additional access to the balcony. You also get a contemporary bathroom, secure basement parking, double glazed windows and doors and resort-style facilities such as BBQ and entertaining area, theatre, swimming pool and gymnasium located high on level 9 – surely an appealing package, are you ready to open it? To receive a copy of the digital brochure containing an explanation of our friendly sales campaign, the contract and much more, please send us an email and it will be immediately sent to you.

**Features Overview:**

- Elevated position 17 storeys high (penthouse level)
- Views towards Parliament House, Lake Burley Griffin, Black Mountain, and Canberra CBD
- Vacant and available for immediate occupation
- Single allocated basement car space plus storage enclosure
- 5-minute walk to light rail stop and bus interchange
- Central CBD location surrounded by numerous commercial, retail and dining options

**Inside:**

- Sleek modern kitchen boasting stone benchtops, stainless steel ILVE appliances including integrated dishwasher and microwave, soft close drawers and built in bins
- Light and airy open plan living and dining area
- Sliding glass doors onto a covered balcony with an enviable, expansive outlook
- Generously proportioned bedroom with built in robe
- Modern bathroom features a large semi-frameless shower, floating vanity, mirrored vanity storage, floor to ceiling tiles, and toilet
- Space-saving European-style laundry with built-in sink plus washer and dryer included
- Ducted reverse cycle heating and cooling
- Double glazing throughout (doors and windows)

**NBN Connected Building Features:**

- Full time building manager available
- Rubbish room with waste chute and recycling bin on every level
- BBQ and entertaining area, theatre room with big screen TV, swimming pool and gymnasium located high on level 9
- Intercom for guests, secure lobby, and lift access direct from basement and ground to your level (no stairs)
- CCTV

**The Numbers:**

- Living: 50m<sup>2</sup>
- Balcony: 7m<sup>2</sup>
- Level in building: 17/17
- Age: 3 years (development completed early 2019)
- Strata levies: \$3,947 p.a.
- General rates: \$1,755 p.a.
- Water and sewerage rates: \$704 p.a.
- Land tax (investors only): \$2,060 p.a.
- Rental estimate (unfurnished): \$500-\$530/week
- EER: 6 stars
- Total balance of the Admin and Sinking funds as of 26/04/23: \$827,505
- Strata managing: Vantage Strata
- Units plan 4654 with 191 units in total
- Builder/Developer: Morris Property Group

To help buyers:

- We have a solicitor pre-allocated to provide a FREE contract review and section 17 to waiver cooling off if required
- Offers are confidential and not disclosed to other buyers
- A pre-approved 5% deposit is only required just prior to exchange of contracts via eft