

# 187/45 West Row, City, ACT 2601

HOMEFINDERS  
REAL ESTATE PTY LIMITED

## Apartment For Sale

Sunday, 10 December 2023

187/45 West Row, City, ACT 2601

Bedrooms: 2

Bathrooms: 2

Area: 89 m2

Type: Apartment



Julie Castrission

**\$899,000**

This top-floor 2-bedroom apartment in Canberra CBD offers executive living and stunning Canberra views. You can take in the sights of Lake Burley Griffin and the Brindabellas. The open-plan kitchen and living area are filled with natural light as they face the outdoor balcony through the floor-to-ceiling windows. Both bedrooms also face onto the balcony. The main bedroom includes generous storage and ensuite. The 2nd bedroom features a built-in wardrobe and utilises the main executive bathroom. The modern kitchen features warm and cool textures with a sparkling splashback. Quality appliances are a feature of this well-equipped kitchen. Next to the kitchen is a European Laundry. Reverse Cycle cooling, heating, and double-glazed windows will keep you comfortable all year round. Secure parking is marked on level 1 for two vehicles in tandem parking, plus a storage cage. The onsite facilities include a well-equipped communal gym and BBQ area in a private garden. In addition, you can sit back on your outdoor private balcony and enjoy the expansive views. This luxury apartment is a must-see, the convenience of secure living on the top floor in the heart of Canberra's CBD means you are within an easy walk to the tram line, business district, shops, restaurants, theatre and the University.

Features: 2 Bedrooms with BIR's 1 Bathroom & 1 Ensuite  
Top Floor apartment (Level 16)  
Modern well-equipped kitchen  
Outdoor Balcony  
Floor to ceiling double-glazed windows  
European styled laundry  
Secure parking for 2 cars and storage cage on Level 1  
Onsite Gym and BBQ facilities  
Stunning Canberra Views