

**25/45 West Row, City, ACT 2601**



**Apartment For Sale**

Thursday, 14 December 2023

25/45 West Row, City, ACT 2601

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Area: 88 m2**

**Type: Apartment**



Stephen Bunday  
0416014431



Brenden Mowat  
0430403801

**\$675,000+**

Perfectly positioned in the vibrant heart of the city, this superb residence awaits you within the coveted "Mayfair" apartments. Offering an unparalleled lifestyle, this apartment immerses you in the pulse of the city, with a myriad of restaurants, cafes, shops, public transport, the Canberra Centre, and the Australian National University just steps away. Elevated on the 6th floor, your new home or savvy investment treats you to breathtaking wonderful views of the cityscape and Mount Ainslie. The well-appointed kitchen boasts ample storage and a spacious island bench with a convenient breakfast bar. The spacious main bedroom is a luxurious retreat, featuring floor-to-ceiling windows, private balcony access, a gleaming ensuite, and an impressive 5 meters of wardrobe space! Enjoy year-round comfort with reverse-cycle air conditioning, and rest easy with the added security of an intercom system. Your convenience is further ensured with a dedicated secure car space and a private lock-up storage cage, providing both practicality and peace of mind. Embrace urban living at its finest with this centrally positioned gem in the heart of the city.

- Open plan living
- Cityscape views
- 6th floor
- 19sqm balcony
- Ample storage throughout
- Floor to ceiling windows
- Ducted reverse-cycle air conditioning
- Allocated car space
- Secure storage cage
- Strata facilities include gym and outdoor BBQ area
- Restaurants, cafes, shopping and public transport at your doorstep
- 3-minute walk to the Australian National University