

302/2 Akuna Street, City, ACT 2601



Apartment For Sale

Thursday, 30 May 2024

302/2 Akuna Street, City, ACT 2601

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 61 m2

Type: Apartment



Mark Johnstone
0414382093

AUCTION 20/06/2024

Offering the ultimate metropolitan lifestyle this attractive two bedroom apartment offers the flexibility to either live-in, rent out, airbnb or lease as a serviced apartment with Nesuto (formerly Waldorf), it's not your average two-bedder, delivering a unique opportunity to keep your investment within the hotel scheme, or choose to privately occupy, rent out or even utilise the share economy such as Air BnB. Located in the heart of Canberra City, this two bedroom, one bathroom, convenient apartment offers first home buyers, investors, weekday workers or parents with teenagers heading to Australian National University, a fantastic opportunity to secure a safe apartment with 24-hour concierge service. Within walking distance of all amenities and public transport, there's no need for a car to get around every day, but there is a secure parking space and storage cage. The apartment has an open plan living area, with a wide dining area that could also be utilised as a study nook. The fully equipped kitchen has stone bench tops, plenty of storage cupboards, dishwasher, electric oven and new electric stove. Both bedrooms are generously sized with built-in wardrobes and the two-way bathroom comes complete with a shower over the bath. An internal laundry and reverse cycle air conditioning are additional benefits. The building's amenities include an indoor pool and gym, rooftop spa and sauna, barbecue facilities, table tennis area and half tennis court. In addition, the apartment is within the immediate vicinity of Canberra Centre, cafes, restaurants, cinema, gyms, bars, Canberra Theatre, night clubs, the Casino - the list is endless. Many Public Service offices are also within walking distance. Location and lifestyle are on offer here, with all the benefits of city living at your doorstep. No need to queue for cafes or shopping in peak hour when you live here, just go when you like. Call Mark Johnstone today or come along to our next Open Exhibition. To inspect, when you arrive at the secure lift, call Mark & he will escort you to the apartment. # PLEASE NOTE THIS PROPERTY WILL GO TO AUCTION ON THURSDAY 20TH JUNE AT 2/14 WALES ST. BELCONNEN # Features Include: -3rd floor 2-bedroom apartment-Fully furnished including fridge, washing machine & dryer-Northerly aspect overlooking City-Open plan living areas-Dining/study nook-Kitchen with stone bench tops-Dishwasher, Electric oven-New electric cooktop-New carpet-Freshly painted-Two large light-filled bedrooms-Generous sized built-in robes-2-way bathroom, shower over bath-Internal Laundry cupboard-Reverse cycle air conditioning-Secure parking space-Storage cage (approx 8m2)-Gym-Indoor Swimming Pool-Rooftop spa and sauna-Barbecue facilities-Table tennis area-Half tennis court-24hr security & reception-Secure lift access EER: 6 Built: 2000 Living: 61m² Rental Appraisal: \$590 - \$630 pw Rates: \$ \$2,182.53 pa Land Tax (if leased): \$667.56 per quarter Strata Fees (admin & sinking funds): \$2,783.89 per quarter Disclaimer: All information regarding this property is from sources we believe to be accurate, however we cannot guarantee its accuracy. Interested persons should make and rely on their own enquiries in relation to inclusions, figures, measurements, dimensions, layout, furniture and descriptions.