

**31/45 West Row, City, ACT 2601**

**MARQ**

**Apartment For Sale**

Wednesday, 24 April 2024

31/45 West Row, City, ACT 2601

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**



Craig Chapman  
0408118519



Tamara Ross  
0432363215

**\$468,000+**

Luxuriously appointed to cater for a City lifestyle this spacious abode is perched on level 6 just high enough to keep out of it, and close enough to get right in it. On the door steps of the modern conveniences of the Melbourne and Sydney buildings with the dining and shopping mecca of the Canberra Centre and all the CBD has to offer, Mayfair on West Row captures northerly views from your deep entertaining terrace and offers comfortable safe haven for your retreat.- CBD address, close to ANU, Canberra Centre, Lake Burley Griffin- Soars above No Name Lane – restaurants, cafes, boutiques- Floor-to-ceiling glass connect interiors to covered balcony- Eat in kitchen fitted with quality appliances- Large master bedroom with BIR- Contemporary bathroom, internal laundry - Ducted heating and cooling, intercom entry- Lift access, secure basement parking- Residents gymnasium and outdoor entertaining terrace- 65sqm of internal living- 11sqm of covered balcony- Rates \$388 p/q- Land tax (if rented) \$421 p/q- Strata \$971 p/qDisclaimer: Whilst all care has been taken to ensure accuracy, the material and information contained within are approximate only and no warranty can be given. MARQ Property does not accept responsibility and disclaim all liabilities regarding any errors or inaccuracies contained herein. You should not rely upon this material as a basis for making any formal decisions. We recommend all interested parties to make further enquiries.