

**313/2 Akuna Street, City, ACT 2601**



**Sold Studio**

Monday, 22 January 2024

313/2 Akuna Street, City, ACT 2601

**Bedrooms: 1**

**Bathrooms: 1**

**Area: 29 m2**

**Type: Studio**



Tom Coates

0410977121

**\$204,000**

Fully furnished and equipped studio apartment located on the third floor of "Nesuto Complex", making this quality apartment in the centre of the City one to keep on top of your list. Easy walk to work, school, public transport or the CBD. This apartment provides a great opportunity for a first home buyer looking to take full advantage of the city's enchanting nightlife and vibrant metropolitan lifestyle, being walking distance from Canberra's award winning restaurants, cozy cafes and retail stores. Or if you are an astute investor look no further than this great investment that is currently tenanted until early June 2024 at \$369.51 per week. This studio apartment includes mirrored built-in wardrobes, modern kitchen with dishwasher and under bench oven, European style laundry with washing machine and dryer, bathroom with shower over bath and year round temperature control provided by both heating and cooling. The "Nesuto " secure complex offers luxury facilities including a heated lap pool, spa, sauna, gym, tennis court and BBQ area. Located in the heart of the City with every imaginable amenity at your disposal, this charming apartment is ready for your new ownership. Features: • Ducted heating/cooling throughout • Secure complex with CCTV • Indoor pool and spa • Gymnasium • Sauna • Tennis court • Views from the rooftop BBQ and entertaining area Key Stats: • Year of build: 1999 • Living size: 27m<sup>2</sup> • EER: 6.0 stars • Body corporate: \$1,250.05 p/q • Land tax: \$543.82 p/q • General rates: \$448.18 p/q • Water: \$186.77 p/q