

**318/25 Edinburgh Avenue 'nishi', Acton, ACT 2601**



**Unit For Sale**

Saturday, 16 September 2023

318/25 Edinburgh Avenue 'nishi', Acton, ACT 2601

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Type: Unit**



Lawrence Jacobsen

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Robert Peaker

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**\$480,000+**

This studio apartment in Acton's 'Nishi' complex offers contemporary living with sweeping views of Lake Burley Griffin and the Parliamentary Triangle. It's an ideal choice for those looking to become part of the lively inner-city community, making it well-suited for downsizers, first-time homebuyers, and investors.

**FEATURES-** Studio apartment in a highly central location.- The bedroom features fold away bed and built-in wardrobes.- Modern kitchen equipped with stainless steel appliances and a gas cooktop.- Open floor plan.- A spacious covered balcony provides expansive views overlooking Lake Burley Griffin and the Brindabellas.- Secure underground parking for one vehicle.- Envidable location, with proximity to excellent bars, restaurants, cafes, Canberra City, Lake Burley Griffin, and the Parliamentary Triangle.

**FIGURES (Approximate)**  
EER: 6.0  
Internal Living Size: 44m<sup>2</sup>  
Balcony Size: 6m<sup>2</sup>  
Units in complex: 220  
Year built: 2014  
Land Rates: \$430 per quarter  
Land Tax: \$513 per quarter (only applicable if not primary residence)  
Body Corporate Rates: \$655 per quarter  
Rental Estimate: \$480 per week