

# 34/260 City Walk, City, ACT 2601

**VERV**

## Sold Apartment

Saturday, 17 February 2024

34/260 City Walk, City, ACT 2601

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Area: 64 m2**

**Type: Apartment**



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## Contact agent

Introducing this exquisite inner-city apartment situated in the sought-after "Highgate" development, nestled in the vibrant core of Canberra's CBD. Embraced by the lively cosmopolitan atmosphere of urban living, you'll find an array of cafes, restaurants, bars, and retail stores right at your doorstep. Enjoy the convenience of being within walking distance to the Canberra Centre, ANU and numerous dining and shopping options. Step into this beautifully appointed one-bedroom apartment and be captivated by the stunning designer kitchen and spacious living area that seamlessly extends to the covered balcony. The designer kitchen boasts ample bench space, stone countertops, custom joinery, and top-of-the-line ILVE appliances. This apartment has been built to an exceptional standard and quality. Setting a new standard in central apartment living, the building is strategically located in the heart of Canberra. Residents can indulge in the covered BBQ area with seating, an outdoor swimming pool, and a well-equipped indoor gym. This address provides an enviable lifestyle with all amenities just steps away, eliminating the need for regular car usage. Features include:

- Architectural designed building
- Positioned in the heart of Canberra CBD
- Stunning level 7 position
- Premium North/East aspect with leafy tree-top outlook
- Double glazed windows (floor to ceiling windows and doors)
- Accessible apartment with larger hallway, bathroom and extra carparking space
- One generous bedroom with access to balcony
- Gorgeous single bathroom with floor to ceiling tiles and shaving cabinet
- Single underground car space
- Designer kitchen with 20mm stone benchtops, undermount Franke Sink, soft close drawers, generous bench space, custom cabinetry, stone splashback and quality appliances
- Quality ILVE kitchen appliances, induction cooktop, oven, built-in microwave, rangehood (externally ducted) and fully integrated dishwasher
- Additional timber veneer benchtop with under stool seating and ample bench space
- Wide entry hallway
- Quality Parisi tapware
- European laundry with additional storage
- Roller blinds through
- LED lights throughout
- Premium location great for investors or live-in owners alike
- Intercom access system
- Covered BBQ area, outdoor swimming pool and indoor gym (level 9)
- Central location within Canberra CBD
- Close to bars, restaurants, cafes and retail stores
- Walking distance to ACT light rail
- Walking distance to Canberra Centre, ANU, proposed UNSW Canberra City Campus and numerous dining and shopping options

EER: 6 stars  
Total Living: 64m<sup>2</sup> approx - internal living  
Balcony: 11m<sup>2</sup> approx.  
Body Corporate: \$3,846.20 per annum approx.  
Rates: \$1780.21 per annum approx.  
Land Tax: \$2,131.32 per annum approx. (paid only if rented out)