

**415/25 Edinburgh Avenue, City, ACT 2601**



**Sold Apartment**

Thursday, 10 August 2023

415/25 Edinburgh Avenue, City, ACT 2601

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**



Aliza Cole  
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## Contact agent

Arguably one of Canberra's most eye-catching architecturally designed buildings. This stylish city pad takes pride of place in this impeccable contemporary building. The distinctive style and high-calibre inclusions are brilliantly showcased throughout this supreme one-bedroom apartment. The "Kami" is renowned for its luxurious finishes and superb attention to detail. This luxurious 1 bedroom, 1 bathroom apartment has been designed with spacious living complete with banks of double-glazed windows and built with energy-sustainable heating and cooling insulation for year-round comfort and saving on your bills. Quality inclusions throughout the kitchen is well appointed with a stone benchtop, electric cooktop and dishwasher. There is a built-in wardrobe offering ample storage and clothing space for all. The Owners' Favourite Part: Waking up to the great views and living in the best part of town. Features include: - Uninterrupted lake views- Spacious living areas- Large fully equipped kitchen- Recessed feature lighting- Open-plan living and dining- Floor-to-ceiling 12mm double-glazed windows- Thermal insulation- Tiled and laminate flooring- Large balcony- Private undercover allocated parking Particulars (all approx.): - Year Built: 2014- Rental \$560pw- Living: 58sqm- Balcony: 10sqm- EER: 6.0- Strata: \$936pq - Water: \$170pq - Rates: \$494pq - Land Tax: \$584pq (approx. if rented out)