

**44/260 City Walk, City, ACT 2601**



**Apartment For Sale**

Saturday, 17 February 2024

44/260 City Walk, City, ACT 2601

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Area: 75 m2

Type: Apartment

**BORIS.**

Boris Property

0402907182

**\$675,000**

Highgate is a luxury residential tower, right in the centre of Canberra City. If you are looking for the ultimate city lifestyle, then look no further. Look forward to enjoying a plethora of entertainment, dining and retail opportunities at your doorstep. Numerous public and private offices are within walking distance as is the Australian National University. Owners and tenants at Highgate have access to fabulous communal facilities on level 9 including a sparkling swimming pool, BBQ area, lounge/theatre and well equipped gymnasium. Internal area of 75sqm plus 32sqm of balcony/terrace. Currently in periodic tenancy at \$650/week rent with rental potential to \$720 per week. This apartment would suit both live-in owners and investors. Features:

- North-facing apartment on level 9 with city views
- Fantastic floor plan with 2 bedrooms and 2 bathrooms (segregated)
- Corner position with lots of light
- Large living area with chef's kitchen
- Two covered balconies with lounge and bedroom access
- Secure carpark and storage cage
- Ducted reverse cycle air conditioning
- Spectacular stone and timber kitchen with ILVE appliances
- Integrated dishwasher and microwave
- Luxurious bathrooms with feature pendant lighting
- Euro laundry with Haier washer/dryer
- Double glazed windows and doors throughout

EER 6.5 Rates \$497/q Land Tax \$599/q Strata \$1,392/q Water \$187/q BORIS. Property - Canberra's Luxury Apartment Specialists!