

55/260 City Walk, City, ACT 2601



Apartment For Sale

Monday, 22 January 2024

55/260 City Walk, City, ACT 2601

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Area: 90 m2

Type: Apartment



Rita Feng

0432109538

\$699,000+

Location! Location! Location! Highgate Canberra is renowned as a quality built and tightly held residential tower located in the heart of Canberra. Situated at the doorstep of Canberra shopping Centre, restaurants, retail shops and entertainment venues. Nearby are many government institutions and offices. Only 5 minutes' walk to the bus interchange and light rail station and 8 minutes away from coach station to Sydney, The Australian National University is also only a short walking distance away. This apartment is north facing with uninterrupted view towards mountains and city centre. The floor to ceiling height double glazed windows and sliding doors, allowing lots of natural light and fresh air into the cleverly designed apartment. The full-size kitchen has a wide bench top with breakfast bar. Both bedrooms are spacious and have floor to ceiling height built in wardrobes. Ready for you to move in now! This apartment is perfect for both investors who would like to achieve a high rental return and owner occupiers who would like to live a convenient life style with everything at the door step. Apartment features:- North facing with lots of natural light and uninterrupted view towards the mountains & city centre; - Corner apartment with extra side window to ensuite. Good airflow and lots of privacy; - Both bedrooms are separated with NO adjoining walls; - Only 6 units on the same level, private and secure;- Spacious full size kitchen with breakfast bar and ample storage space;- Ducted reverse cycle air conditioning in lounge room and both bedrooms, all separately controlled. No condenser on the balcony;- High-end appliances including: 4 burners ceramic cook top, large built-in oven, integrated full size dishwasher, built-in microwave, external exhaust range hood;- Euro laundry with wall mount dryer, front loaded washing machine & laundry tub;- Double glazed windows throughout;- Roller blinds through out;- Secure car park and extra lock up storage;- NBN, Foxtel, Free Air TV, Telephone line;- High rental return, low vacancy rate, steady capital growth; Rental Estimate: \$780/wk approx. Body Corporate: \$5,100/yr approx. Rates: \$1,800/yr approx. Land Tax (investor ONLY): \$1,800/yr approx. This property will not stay in market for long. Please contact agent for more information or arrange an exclusive inspection.