

**607/2 Akuna Street, City, ACT 2601**



**Unit For Sale**

Saturday, 13 January 2024

607/2 Akuna Street, City, ACT 2601

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 61 m2**

**Type: Unit**



James Elbas  
0423715124



Eoin Ryan-Hicks

## Auction

Auction Location: In Room | LJ Hooker Canberra City Auction HQ Nestled in the heart of Canberra's dynamic City, this exquisite 2-bedroom, 1-bathroom unit on the 6th floor of 2 Akuna Street is the epitome of contemporary living. Meticulously designed and boasting a range of enticing features, this property presents an incredible opportunity for both investors and those seeking a stylish, convenient home. Freshly painted with new hybrid flooring in the living area and plush carpets in the bedrooms, this unit exudes modernity and comfort. The fully renovated kitchen showcases a sleek stone benchtop, offering a sophisticated space for culinary endeavors. Natural light floods every room, creating an inviting ambiance throughout. One of the unit's highlights is the through-balcony, providing breathtaking views of Black Mountain Tower and the Canberra Theatre Centre. Imagine enjoying your morning coffee while taking in these stunning vistas, creating a serene start to your day. The location is unbeatable, with a myriad of amenities at your doorstep. Indulge in the culinary delights of nearby restaurants, shop at your favorite stores, and revel in the vibrant atmosphere without the need for taxis or Ubers. The convenience of city living has never been more accessible. Additionally, the building offers outstanding facilities, including a pool, tennis court, gym, and an entertainment room. Whether you seek relaxation, fitness, or socializing, these amenities cater to your every need. For investors, the unit is currently vacant, providing a blank canvas for your investment strategy. Alternatively, for those envisioning this unit as their new home, there's no delay—you can move in and make it your own as soon as you're ready. Don't miss the chance to own a piece of Canberra's urban oasis. This unit at 607/2 Akuna Street combines luxury, convenience, and an unbeatable location, promising a lifestyle that exceeds expectations. Contact us now to arrange a viewing and secure your place in this thriving cityscape. Rates: \$2,300.78 pa approx Land Tax: \$2,847.30 pa approx Body Corp: \$1,932.72 pq approx Sinking Funds: \$673.75 pq approx EER: 6.0 All information contained herein is gathered from sources we consider to be reliable. However, we cannot guarantee or give any warranty about the information provided. Interested parties must solely rely on their own enquiries.