

611/25 Edinburgh Avenue, City, ACT 2601



Sold Apartment

Monday, 14 August 2023

611/25 Edinburgh Avenue, City, ACT 2601

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Area: 59 m2

Type: Apartment



Linda Lockwood
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Sophia Spokes
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\$525,000

With uninterrupted water views the "Kami" one bedroom apartment is bound to impress. Fully furnished, this desirable home is presented with a spacious open plan living that gives an abundance of natural lighting with floor-to-ceiling windows surrounding the kitchen, living, and dining area. Amazing views overlooking Lake Burley Griffin while enjoying all meals or relaxing on the couch, you might even decide to sit on the balcony to enjoy a drink of your choice while witnessing the finest surroundings. Enjoy effortless living with a modern colour scheme, tiled and laminate flooring, ceiling fans with LED lights, and a large fully equipped kitchen. The master bedroom is spacious and offers a large built-in wardrobe. There is also a study nook that is perfect for anyone who enjoys the luxury of working from home. Parking is offered through a secure underground car park. One of the many advantages of Nishi has to offer everything the city has at its fingertips within walking distance. Endless activity opportunities for your weekend that may include shopping, watching a movie, going to the gym, walking up Mount Ainslie or around Lake Burley Griffin. Followed by dining or enjoying a drink at an assortment of popular local restaurants, cafes, and bars surrounding the area. Not to mention the benefits of having the Australian National University, Canberra Institute of Technology, Canberra Centre, Parliamentary triangle and the bus interchange down the road, this apartment is perfectly situated to cover all your needs. Whether you are a potential investor or owner occupier do not miss out on the opportunity to call this apartment yours today!*

Uninterrupted lake views* Spacious living areas* Large fully equipped kitchen* Recessed feature lighting* Open plan living and dining* Study nook* Floor-to-ceiling 12mm double glazed windows* Hydronic heating* Tiled and laminate flooring* Large balcony* Located on the 6th floor* Private undercover allocated parking Previously rented at \$600 per week. Living: 59sqm Balcony: 10sqm EER 6.0 Strata: \$936pq (approx.) Water: \$170pq (approx.) Rates: \$494 (approx.) Land Tax: \$584pq (approx. if rented out) Whilst all care has been taken to ensure accuracy in the preparation of the particulars herein, no warranty can be given, and interested parties must rely on their own enquiries. This business is independently owned and operated by Belle Property Canberra. ABN 95 611 730 806 trading as Belle Property Canberra.