

616/25 Edinburgh Avenue, Acton, ACT 2601



Apartment For Sale

Wednesday, 7 February 2024

616/25 Edinburgh Avenue, Acton, ACT 2601

Bedrooms: 2

Bathrooms: 2

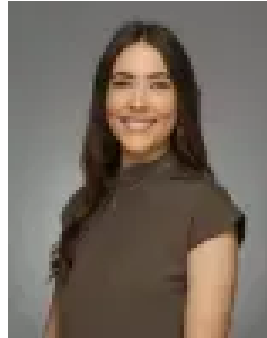
Parkings: 2

Area: 95 m2

Type: Apartment



Sean Rogers
0262885009



Huntah Morton
0262885009

Auction

Positioned lakeside on the 6th floor of Nishi, this apartment is worth inspecting if you are looking for a modern, sleek, well-located property to live in or add to your investment portfolio. A well thought out floor plan, the designers have made great use of the space. The double story layout offers functional living with the kitchen and dining area on the top floor, as well as the main bedroom with ensuite. Well equipped with plenty of storage, the kitchen has stainless steel appliances and offers a warm décor, with recessed lighting providing a sleek modern look. There is room for dining in this space as well. The main bedroom is complemented by an ensuite and built in wardrobes. Large sliding double glazed doors open out to the private balcony overlooking Lake Burleigh Griffin and allows for great breezes. Leading to the lower level, the timber staircase offers integrated shelving and a study nook. The living space is generous and natural light floods through large double doors from a second balcony – again with views over the lake. Bedroom two has a unique enclosed balcony with its own entry to level 5 of the complex. There are timber floors and built in wardrobes. A generous bathroom on this level provides you with a bath to soak in with shower over top, heated towel rails, quality fittings and a recessed laundry. There are two car spaces located in the bottom basement, very secure and have previously been rented out for \$15 a day per spot. A storage cage is provided for extra storage. This property is for sale inclusive of some furniture items and is definitely worth inspecting. The Nishi building has been widely recognised on an international scale with multiple awards for architectural, planning and development excellence.

Features:

- Two bedrooms
- Main with ensuite
- Built in wardrobes
- Gas cooking
- Generous living space
- Double glazed windows
- LED lighting
- Two private balconies
- Lake views
- 10,000L rain water tank, water collected from roof
- Solar hot water, gas boosted to all apartments
- Double glazed windows
- Internal atrium
- Semi-private podium for residents use
- Two car spaces plus storage cage

What's nearby:

- Lake Burleigh Griffin – across the road
- Parkland, walking and cycling tracks – across the road
- Café, bars and restaurants – ground floor
- Digital cinema complex – lower ground floor
- Bookshop and library – next door
- Grocery store – next door
- Public Transport – 600m
- Supermarkets, shops, post office – 1km
- Medical facilities – 400m
- Schools/universities – 800m

EER: 6.0 Living: 95m² (approx) Strata: \$1357.75pq (approx) Rates: \$532pq (approx) Land Tax: \$643pq (approx)