

617/25 Edinburgh Avenue, City, ACT 2601

Studio For Sale

Thursday, 22 February 2024



617/25 Edinburgh Avenue, City, ACT 2601

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Type: Studio



Jack Wilson
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Chris Wilson
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Offers Above \$449,000

Unlike anything else in the Nations Capital, the award winning, truly innovative and environmentally sustainable 'Nishi' development is set in Canberra's edgiest inner north suburb of NewActon. A cultural precinct that is aiming to shift the status quo, it is home to a vibrant restaurant scene, 5-star hotel, impressive lakeside location, and this exceptional one-bedroom apartment. A full-length atrium through the middle of the building ensures natural light and ventilation are maximised, while the sustainability features including expansive solar installation and exposed concrete design ensure ultimate energy efficiency and climate control. Unit 617 is situated on the sixth floor and enjoys scenic views over Lake Burley Griffin with Parliament House as your centrepiece. A floorplan design that has been intelligently thought out, with the bedroom area incorporating a fold-out queen bed, abundance of storage and led lighting in the curved concrete ceiling. The galley style kitchen centres the apartment and enjoys quality appliances including gas cooktop, integrated dishwasher and electric oven. The living area captures plenty of natural light and seamlessly extends to the private, covered balcony, of which both enjoy exceptional views over the Lake. A stable internal climate is achieved due to the double-glazed windows and superb insulation of the pre-cast concrete, however hydronic heating ensures added warmth at the coldest times of year. Acton offers an inner-city location sought-after by busy public servants, professional couples and Uni students all seeking a socially active and convenient lifestyle, it is easy to see why this continues to be an in-demand rental property. With many excellent dining options, the palace cinema and lake all on your doorstep, it is easy to imagine Friday drinks at Monster or a bridge-to-bridge lake walk, followed by lunch at Parlour on the weekend. Currently leased by excellent tenants on fixed term tenancy until 21st September 2024 at \$480 per week. This provides an immediate investment or the opportunity to get your moving arrangements without the stress which is often felt in a short turn around. Enquire now to register your interest and attend an upcoming open home.

FEATURES:

- Panoramic views over Lake Burley Griffin and Parliament House
- Excellent inner north location, close to the city and ANU
- The most sustainable apartments in Australia at the time of construction.
- Unique and Award-winning architectural design
- Galley Kitchen with stone bench tops, gas cooktop, integrated dishwasher and plenty of storage.
- Double glazed windows.
- Private and covered balcony.
- Single Car space plus storage cage
- Hydronic Heating
- Cross-flow ventilation
- Located in the NewActon precinct, with a variety of restaurants, cafes, bars, cinema, community gardens and more.

Apartment Size: 44m² + balcony 7m² Year of Construction: 2014 EER: 6.0 Outgoings: General Rates: \$436 p/qtr (approx.) Land Tax (investors): \$530 p/qtr (approx.) Body Corp Levies: \$702 p/qtr (approx.)

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