

**63/45 West Row, City, ACT 2601**

**Sold Apartment**

Monday, 14 August 2023

63/45 West Row, City, ACT 2601

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**



Maria Selleck

**\$468,000**

Inner-City OasisLuxury, comfort, and convenience await within your new inner-city oasis. Set in the iconic Mayfair Apartments within the blue-chip pocket of Canberra City, this lush apartment lays the best of cafes, restaurants, shopping, theatre, transport, and scenic parks at your feet, while ensuring the optimum in security and privacy.With a spacious flow throughout, the one-bedroom home offers a contemporary design with open-plan living, high ceilings, double-glazed floor-to-ceiling windows leading to the large balcony, ample storage and clever use of glass. At the heart of the home, the exquisite kitchen features stone benchtops and award-winning ILVE appliances, while underfoot, you'll find quality tiling and lush carpeting. You'll enjoy unwinding at the end of each day capturing mountain glimpses through the twinkling cityscape while relaxing on your generous balcony or snuggled up inside within the energy efficient interiors.Onsite facilities include a fully equipped communal gym and a private garden area with BBQ's.Within walking distance to cafes, restaurants, theatre/cinemas, parks, light rail, city hill, Lake Burley Griffin, Australia National University, Government departments, boutique retail, and commercial amenities, this exquisite home is a must see for anyone wanting to live city life to its fullest.FeaturesSet in the iconic Mayfair ApartmentsWithin walking distance to cafes, restaurants, theatre/cinemas, parks, light rail, city hill, Lake Burley Griffin, Australia National University, Government departments, boutique retail, and commercial amenitiesOne bedroom complete with a large wardrobeOpen-plan living Large balconyHigh ceilingsVery energy efficientExquisite kitchen features stone benchtops and award-winning ILVE appliancesQuality flooringDouble-glazed windows and doorsEuropean-style laundryCapturing mountain glimpses through the twinkling cityscapeReady for you to move inAdmin Fund: \$2,494.80Sinking Fund: \$ 577.56Total: \$3,072.36 per annum