

67/2 Edinburgh Avenue, City, ACT 2601

Sold Apartment

Wednesday, 23 August 2023

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Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: Apartment



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\$1,133,179

This light filled single-level 3-bedroom inner-city residence is situated in the Metropolitan complex over the road from the vibrant New Acton precinct, a short stroll to Lake Burley Griffin. It is one of the largest 3-bedroom apartments in the heart of the city and has picturesque views towards Black Mountain and the Brindabellas. This lovely home has an extra-large open plan living area enabling a very flexible layout. Currently there is a lounge area with a balcony off it, an adjacent dining area which comfortably seats 8, a small seating area into which the table can extend to easily seat 14 and an office or library with built-in joinery and which is partially partitioned off from the rest of the area but still has the calming benefit of the peaceful views. The galley style kitchen is well-positioned, central to the living area. There is plenty of updated storage, German appliances, a near-new oven and 20mm stone benchtops. The benchtop has been extended to allow for extra entertaining space or a breakfast bar. The property is on level 8, on the corner of the development and has high ceilings. The main living area and bedrooms face North so are flooded with sunlight through the floor to ceiling windows. The zoned air conditioning is rarely needed on sunny days in winter. See-through blinds have been fitted which reduce the afternoon glare and heat in summer. All the bedrooms are positioned to the rear of the property. Each bedroom has built-in robes, curtains, and floor to ceiling windows for natural light. The main bedroom suite has a walk-through robe, ensuite and a personal balcony for added enjoyment. The main bathroom is well-apportioned with a bathtub and offers easy access to the bedrooms. Internally, the layout has been expertly designed to cater for different lifestyles - from young professionals, through families with children to retirees downsizing. There is plenty of storage within the property. The separate laundry room and linen cupboard provide plenty of space. In addition, there is a storage shed within the basement car park adjacent to the 2 side-by-side car spaces allocated to this apartment. Within easy walking distance you have the City Centre, Braddon (Lonsdale & Mort Street), Canberra Theatre, The Australian National University and New Acton with a plethora of restaurants, cafes, bars, shops, and the Palace movie Theatre. Amenities within the Metropolitan complex include an indoor swimming pool, gym, sauna, communal gardens, and barbecue area.

Summary of features: Single level large 3-bedroom north-facing 'Metropolitan' residence On level 8 with picturesque views of Black Mountain and the Brindabellas Freshly painted throughout Corner apartment with floor-to-ceiling windows throughout for added natural light Flexible layout with a large area allowing for separate lounge, living & dining areas Home office space with built-in custom joinery & desk Comfortable sized balcony for outdoor relaxation or pre-dinner drinks 2 car side-by-side car spaces with adjoining storage shed in basement Updated ducted heating & cooling Window treatments to all windows, including see-through blinds to reduce summer heat Practical kitchen layout for easy meal preparation 20mm stone kitchen extended benchtops Ample pantry & updated cupboard space Main bedroom suite with a personal balcony, ensuite and walk-through robe Bedrooms 2 and 3 with built-in robes, curtains & windows Bathrooms with full-height tiling & designer fittings, main bathroom with a bathtub Separate laundry room with a large linen cupboard Intercom access for visitors and swipe card access to buildings and level 8 Security cameras throughout complex Communal indoor swimming pool, gym & sauna Resort style gardens & barbecue area On-site Building Manager Monday to Friday On same block as future light rail stop Located close to: Canberra City Centre & CBD network Braddon district (Lonsdale & Mort Street) New Acton - Peppers, Palace electric cinemas and bars and cafes QT Hotel The Australian National University Commonwealth Park & Lake Burley Griffin Canberra Theatre & Canberra Museum & Gallery

Key figures: Living area: 148m² Total balcony: 17m² Rates: \$1,790 p.a. (approx.) Land tax (investor's only): \$2,092 p.a. (approx.) Strata: \$11,101 p.a (approx.) EER: 5 stars