

# 7/260 City Walk, City, ACT 2601



## Apartment For Sale

Wednesday, 24 April 2024

7/260 City Walk, City, ACT 2601

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**



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## Offers over \$495,000

This inner City apartment offers a generous floor plan which is larger than others in the building and a surprisingly private outlook into the big and beautiful trees along City Walk. Enjoy the wonderful autumn colors and mother nature at her best from every room thanks to the large windows. When it is time to really rest and relax, the bedroom welcomes you with open arms, featuring built-in robes and additional access to the balcony. You also get a contemporary bathroom, secure basement parking, double glazed windows and doors and resort-style facilities such as BBQ and entertaining area, theatre, swimming pool and gymnasium located high on level 9 – surely an appealing package, are you ready to open it? Make sure to watch our detailed, walk through video it's our 24/7 salesperson for you to get an excellent feel for the features and benefits of this apartment inside and out. It's the most informative property video you will watch during your property search, but don't just take our word for it. To get a copy of the digital brochure containing an explanation of our friendly sales campaign and the full contract, just send us an email and it will be automatically sent to you. What buyers will love most:

- Great privacy with no other units looking in
- A beautiful green and leafy outlook into large/established trees
- Large open plan design that is completely single level, no steps
- Bigger than other 1 bedroom designs in the building
- Spacious bedroom, big enough for a king size bed plus room for a study desk or extra furniture, triple built in robe, plus access to the balcony for extra fresh air and sunshine
- Excellent storage options with a spacious tiled foyer, the perfect place to park your bike or scooter
- Beautifully cared for by its live in owner
- Vacant possession with flexible settlement options
- Single allocated basement car space plus storage enclosure
- Short walk to light rail and bus interchanges
- Central CBD location surrounded by numerous commercial, retail and dining options

Inside:

- Sleek modern kitchen boasting stone benchtops, stainless steel ILVE appliances including integrated dishwasher and microwave, the fridge, soft close drawers and built in bins
- Sliding glass doors onto a covered balcony with an enviable outlook
- Modern bathroom features a large semi-frameless shower, floating vanity, mirrored vanity storage with power point, floor to ceiling tiles, and toilet
- Space-saving European-style laundry with built-in sink plus dryer and washing machine
- Timber look tiles in entry and kitchen
- Ducted reverse cycle heating and cooling to living area and bedroom
- Double glazing doors and windows

NBN Connected HIGHGATE Building Features:

- Gymnasium
- Swimming pool
- BBQ and entertaining area
- Theatre room with big screen TV
- Intercom for guests with secure lobby and lift access
- Full time building manager available
- Rubbish room with waste chute and recycling bin on every level
- CCTV
- Pet friendly (subject to strata notification and approval)

The Numbers: (approx.)

- Internal living area: 64m<sup>2</sup>
- Balcony: 11m<sup>2</sup>
- Total size: 75m<sup>2</sup>
- Level 4
- Age of unit: 5 years old (built 2019)
- Strata levies: \$3,643 p.a.
- General rates: \$1,761 p.a.
- Land tax (investors only): \$2,106 p.a.
- Water & sewerage rates: \$702 p.a.
- Rental potential: \$530/pw
- Potential to rent the car space alone for \$75/week or \$3,900/year
- EER: 6 stars
- Strata manager: Signature Strata
- UP 4654 with 191 units
- Total funds saved by the strata: \$796,049 as of 17/04/24

To Help Buyers

- We advertise a guide price which your offer must exceed.
- Offers can be conditional (subject to finance/valuation) or unconditional and on a contract with a waiver of the cooling off (preferred)
- We have a solicitor that can provide a FREE contract review and section 17 if required
- All offers are confidential & will not be disclosed to other buyers for privacy purposes.
- A 5% deposit is acceptable