

711/25 Edinburgh Avenue, City, ACT 2601

Unit For Sale

Monday, 29 April 2024

711/25 Edinburgh Avenue, City, ACT 2601

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Type: Unit



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Offers Over \$499,000

strictly by appointment only Situated on level 7 in the iconic award-winning Nishi Building in the New Acton precinct, is this gorgeous fully furnished one bedroom apartment with sweeping uninterrupted views across Lake Burley Griffin. This property is in the heart of a wonderful restaurant and culturally thriving area, that is so sought-after and captures all the iconic surrounds the lake has to offer. Spacious in design this "Kami" one bedroom apartment is renowned for its luxurious finishes and attention to detail whilst being meticulously maintained since new and offers the wow factor as soon as you enter this home. Featuring a well proportioned bedroom with abundance of storage space, this light and bright residence comes with a state-of-the-art kitchen with quality appliances including gas cooktop fully integrated dishwasher and stone bench tops. Step out from the living area to the covered balcony and sit and enjoy a coffee or wine and contemplate the day that's been while soaking up the breathtaking views and unprecedented landmarks the lake has to offer. Currently leased on a month-to-month basis, this property is being Sold with vacant possession with the opportunity to release if required and is currently returning \$590 per week. This is a truly unique opportunity to secure something that doesn't come on the market every day and is well worth inspection strictly by appointment only. Features include:

- Uninterrupted lake views
- Spacious living areas
- Fully equipped kitchen
- Comes fully furnished ready to go
- Recessed feature lighting
- Floor to ceiling 12mm double glazed windows
- Thermal insulation
- Large usable balcony
- Private undercover car space and storage unit

Figures:

- Built: 2014
- Living: 58m²
- Balcony: 10m²
- EER: 6
- Current Rental: \$590pw
- Strata: \$3,800 pa approx.
- Rates: \$1,900 pa approx.