

# 8/1 The Mews, City, ACT 2601



## Apartment For Sale

Tuesday, 14 May 2024

8/1 The Mews, City, ACT 2601

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 138 m2**

**Type: Apartment**



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## Offers over \$735,000

A unique property amongst the typical apartment offerings, when you step inside you know this is a special apartment. You'll appreciate the immaculate condition, full renovations and abundance of sunlight as the first impressions. Premium kitchen extension and renovation with large island including stool seating, various uses of texture and colour along with thoughtful features and inclusions create a space sure to impress. From the kitchen to the open plan design, no space is wasted and with high ceilings, open design staircase plus a leafy outlook it will make you wonder if you're even in the City Centre at all! The luxurious inclusions and high calibre continues upstairs with a bespoke bathroom laundry renovation designed by the owners with thoughtful insights – see if you can spot all the creative 'easter eggs' in the renovations throughout at the open home. Enjoy well-maintained facilities including a stunning mature Japanese maple courtyard with an impressive outdoor pool & sauna, BBQs and large gym. This property combines it all for great liveability and an easy lock up and leave lifestyle. Set in a location with many conveniences, simply move in and enjoy!

Figures (approx):  
- Living size: 92sqm  
- Main balcony size: 18sqm  
- The Mews balcony size: 5sqm  
- Bedroom 1 balcony size: 17sqm  
- Bedroom 2 balcony size: 6sqm  
- Strata (total): \$6,272pa  
- Land tax (if rented): \$1,877pa  
- Rates: \$1,490pa

The list of renovations:  
- New large energy efficient ducted reverse cycle air conditioning system into all rooms complete with zoning and Wi-Fi control  
Downstairs:  
- Engineered timber flooring  
- Extended and renovated kitchen to maximise storage, with a large kitchen island and wrap around bench catering for stools (with under bench storage) and coffee bar  
- Renovated powder room  
- Custom floor to ceiling sheers  
Upstairs:  
- Renovated bathroom  
- Renovated laundry with custom joinery storage including shelving, drying rack, and a pull out laundry hamper  
- Updated walk-in wardrobe with floor to ceiling storage  
- Custom floor to ceiling curtains  
- New double roller blinds in the second bedroom – privacy and block out  
- Plush carpets  
What the sellers love:  
- The location! Surrounded by cafes, restaurants and bars, close to the cinema and theatre, walking distance to the shops, and only 500m from Lake Burley Griffin. We are right in the centre of everything but it's super quiet away from the main streets  
- The natural light throughout the entire apartment (including the bathroom!) - house plant heaven!  
- It feels like we are living in a townhouse with a private and leafy outlook but we enjoy the City lifestyle and all the apartment amenities - we love the pool, sauna, and gym and the convenience of the on-site building manager  
- 4 balconies, all of which get enough sun to grow plants. We love the big entertaining courtyard, our vegetable garden on the upstairs balcony, our herb garden downstairs, and our grape and passion fruit vines providing shade in summer.  
- The apartment feels really spacious and has so much storage.  
- The space under the stairs feels like an extra room - we have used it as a home office, reading nook, and now a playroom  
- The walk in shower with the extra high ceiling, feels like a spa  
Metropolitan features:  
- Full time on site building manager (Signature Strata)  
- Quality built in 2006  
- Intercom entry  
- Easy care, mature and well-maintained common areas  
- Restricted access basement with storage cage  
- Mature central courtyard  
- Indoor pool  
- BBQ area  
- Large gym  
Key location features according to Google Maps:  
- Adjacent to ANU campus  
- In the heart of the CBD  
- 100m - bus stops  
- 150m - to future light rail stop on Edinburgh Ave  
- 350m - Canberra Olympic Pool  
- 500m - Lake Burley Giffin Foreshore via foot paths and overpass  
- 1km - Canberra Centre shopping