8/45 West Row, City, ACT 2601
Sold Unit

Monday, 14 August 2023

8/45 West Row, City, ACT 2601

Bedrooms: 2   **Bathrooms: 2**   **Parkings: 1**   **Type: Unit**

$660,000

What you see: Everything you could ask for in apartment living and the boxes ticked when it comes to style and space. A buzzing neighborhood with endless dining and entertainment options linked to Braddon and Dickson by the Light Rail (at your doorstep).What we see: City living as it should be.See more:Large open plan apartment on level 5 in the Mayfair Development East facing living room & main bedroom Oversized East facing balcony with views over the city Main bedroom with en-suite, built-in-robes & city views Internal second bedroom with built-in-robes High ceilings & floor to ceiling windows/sliding doorsDesigner kitchen with ample storage, stone benchtops, underslung sink & pendant lightingILVE appliances, integrated dishwasher & microwave European laundry Full height tiling & floating vanities & mirrored shaving cabinets in bathrooms Ducted reverse cycle heating & coolingDownlights throughout Secure single car park and storage cage Amenities on level 5 including gym, communicable garden and BBQ areaWalking distance to everything the city has to offer Bus and light rail stops at your doorstep5 minute walk to Australian National University 6 minute drive to Australian Parliament House Living: 78m² Balcony: 16m² Total: 94m² EER: 6.0Strata: $920 per quarter (including sinking fund)Rates: $1,860 per annum Land Tax: $2,195 per annum (only applicable if rented)Rental Income Estimate: $700 - $720 per week Disclaimer: The above figures are approximate only. The material and information contained within this marketing is for general information purposes only. HIVE Property does not accept responsibility and disclaim all liabilities regarding any errors or inaccuracies contained herein. You should not rely upon this material as a basis for making any formal decisions. We recommend all interested parties to make further enquiries.