

# 801/25 Edinburgh Avenue, City, ACT 2601



## Unit For Sale

Thursday, 29 February 2024

801/25 Edinburgh Avenue, City, ACT 2601

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Area: 73 m2**

**Type: Unit**



Cameron Cleary

0418463872

## Offer Over \$550,000

This contemporary one-bedroom, one-bathroom apartment offers a generous 72 square meters of internal living space. Floor-to-ceiling double glazed windows provide a picturesque backdrop, allowing residents to relax and relish the spectacle of the sun setting behind Black Mountain each evening, all from the comfort of their expansive living room. The 'AMBI' floor plan stands out as one of the most sought-after layouts in the Nishi building, characterised by ample storage solutions, a sophisticated bathroom equipped with modern fixtures, a separate laundry area, an actual bedroom and a wider floor plan that accommodates a diverse range of furniture configurations. - Annual Body Corporate Fee: \$3,745 approx- Annual Rates: \$1,721 approx- Annual Land Tax (if rented): \$2,057- Exceptional Energy Efficiency Rating (EER): 6.0- All special levies for roof maintenance have already been settled. At Crowthers, we possess an intimate understanding of the New Acton Precinct, deeply ingrained in our professional ethos. Our comprehensive grasp of the specific needs of precinct residents sets us apart, with your requirements at the forefront of our commitment.