

88/45 West Row, City, ACT 2601



Unit For Sale

Friday, 19 April 2024

88/45 West Row, City, ACT 2601

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: Unit



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Auction - 20/05/2024

Making its presence felt on the Canberra skyline, 'Mayfair' is a landmark of urban design. This signature building makes the most of its spectacular Inner-City location with so much literally on your door step, while offering a high level of amenity for its residents. Positioned high up on level 10, this single level, 3 bedroom apartment takes full advantage of its corner position and elevated outlook in 2 directions allowing in lots of natural light and providing amazing City vistas. The full length, double-glazed windows and doors not only improve your thermal rating but also reduce any outside noise which is further dissipated by the height in the building so your tranquillity is assured day and night. The very large terrace to extend your living areas is the perfect place to enjoy dinner or drinks all year round, so if you love entertaining this is a great spot to wow your guests. This development has been designed for those who desire a more intimate engagement with City living, it is literally a few hundred metres from Canberra's largest selection of premium restaurants, cafes, office space and retail stores. Walk to work and then dinner then back again, imagine the convenience. You might not even need a car when living here but, if you have 2 of them they can be accommodated in your allocated parking spots along with a lockable storage enclosure. Make sure to watch our detailed, walk through video prior to your inspection (and after), it's our 24/7 salesperson for you to get an excellent feel for the features and benefits of this unit inside and out. It's the most informative property video you will watch during your search, but don't just take our word for it...To get a copy of the digital brochure containing an explanation of our friendly auction campaign and the full contract, please send us an email from any of the web portals and note your full name and mobile number and it will be automatically sent to you. What buyers will love the most:

- Owner occupied and beautifully maintained
- 1st time for sale since it was sold off the plan to the current owners
- A modern and very spacious open plan unit with amazing, elevated outlook to the South and East towards Mt Ainslie
- Completely single level with no steps to navigate either internally nor from the basement and foyer direct to this unit
- Quiet and private end unit (open on 2 sides) with double glazed windows and doors
- Very large fully covered terrace, tiled underfoot and with external lighting and power and water and sliding door access from the main living area and bedrooms 1 and 2
- 2 allocated tandem car spaces plus a lockable storage enclosure on level P1
- Flexible settlement dates if you have another home you want, or need, to sell or to give more time to secure financing
- Offers prior to auction, (above the published guide price and accompanied by a Section 17) are welcomed

The Numbers (approx.):

- Living size: 121m²
- Balcony size: 26m²
- EER (energy efficiency rating): 5.5 out of 6 stars
- Level: 10 of 16
- Total number of units at 'Mayfair': 191
- Rental potential (unfurnished): \$1,200/week
- Strata levies: \$6,335 p.a.
- General rates: \$2,293 p.a.
- Water & sewerage rates: \$670 p.a.
- Land tax (investors only): \$2,810 p.a.
- Total balance of admin funds: \$235,164
- Total balance of sinking funds: \$679,470
- Age: 8 years (Built 2016)
- Developer: Morris Property Group
- Strata Manager: Signature Strata, phone 61850347
- Units Plan: 4265

More features:

- Large main bedroom has sliding door access to balcony, a walk-through robe to the ensuite which offers custom 2-sink vanity with mirrored storage over, large shower recess, toilet, marble floor tiles and floor to ceiling tiling
- Bedroom 2 has 2 door sliding built in robes (1 is mirrored) and sliding door to balcony
- Bedroom 3 has 2 door sliding built in robes (1 is mirrored) and a window for ventilation
- Main bathroom has custom vanity with mirrored storage above, toilet, large shower recess, floor to ceiling tiling, marble floor tiles, towel rails
- Kitchen is positioned overlooking the living spaces and has a mix of timber and stone bench tops with pendant lights over, single sink, large fridge cavity, lots of storage space, integrated under bench dishwasher, integrated microwave, electric stainless-steel oven, electric ceramic cooktop
- European laundry at entry has washing machine and dryer included in sale price and additional storage cupboards to the side
- Ducted and zoned reverse cycle air conditioning
- LED downlights throughout
- Window treatments are quality roller blinds with pelmets

The 'Mayfair' development includes:

- On site building manager (3 days a week)
- Intercom for guests to get access to building and access level 10
- BBQ facilities and breakout space in the podium on level 5
- Fully equipped gymnasium on level 5
- Security cameras throughout development
- Lift access from basement and ground direct to your level (no stairs to navigate)
- Rubbish chute and recycling bin located on each level
- Centralised gas hot water system (located on roof) with each unit individually metered
- Internet speed is assured thanks to the fibre cabling to the premises (FTTP)
- Pets welcome (subject to strata notification)
- Building has solar system installed to mitigate common area electricity costs reducing levies

To Help Buyers:

- We can refer a solicitor who can review the contract prior to auction, for FREE
- The same solicitor can provide a free Section 17 if you wish to submit a pre-auction offer (which are welcomed)