

# 904/25 Edinburgh Ave, Acton, ACT 2601



## Apartment For Sale

Tuesday, 19 December 2023

904/25 Edinburgh Ave, Acton, ACT 2601

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Area: 60 m2**

**Type: Apartment**



Cameron Cleary  
0418463872

## OFFERS OVER \$520,000

Step confidently into property investment with this pristine 1-bedroom unit in New Acton's preferred Canberra precinct. A true set and forget opportunity within the heart of Canberra's City Centre, ANU and the Parliamentary triangle.- Guaranteed annual income of \$23,400 (\$1950.00/month) from Ovolo Nishi, a 5-star hotel, ensuring zero vacancies and steady earnings.- Enjoy minimal management fees and low body corporate costs, maximizing your financial gains.- Experience luxury with elegant furnishings from Ovolo Nishi, meticulously cleaned daily for your peace of mind.Features and Benefits:- Secure a 5-star hotel tenant providing over \$23,400 in annual returns.- Zero vacancy if kept within hotel scheme. - Potential rent if rented to public = \$550/week.- Breathtaking views of the Telstra Tower and Brindabellas.- Low annual body corporate fees of approximately \$2,621.- High-yield investment in a growing location.- Annual rates of about \$1,420 and land tax (if rented) at around \$1,627.- Popular Kami Floorplan with largest balcony of that plan type.Note: Whilst we endeavour to ensure access to advertised apartments, occasionally last minute bookings can affect access. Please call to make an appointment for a specific apartment.