

**914/25 Edinburgh Avenue, Acton, ACT 2601**



**Sold Unit**

Monday, 14 August 2023

914/25 Edinburgh Avenue, Acton, ACT 2601

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Type: Unit**



Lauren Laing  
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**\$484,000**

Situated in the highly regarded Nishi building, this beautifully presented 9th floor apartment is conveniently positioned for you to enjoy a lifestyle you've always dreamed of. Ready for you to move in straight away, this modern designed and styled apartment features a high level of fixtures, easy care living and amazing panoramic views from the Arboretum, across Lake Burley Griffin, all the way to Russell. In every direction there is something to entertain and enjoy, from the variety of cafes, restaurants and bars to the many galleries, theatres, and libraries. You may never need your car again with the light rail stop just a short stroll away. Live where you want, how you want, in the very heart of the nation's capital. The Perks: • Single level design • Breathtaking views from the moment you walk in • Tiled throughout • Curved ceiling with feature LED mood lighting • LED downlights throughout • Gas strut queen bed with custom cupboards and shelves • Floor to ceiling tiles in bathroom • Frameless shower screen • Heated towel rail • Quality curtains • European style laundry with dryer & washing machine • Ceiling fans in bedroom and living area • Soft-close draws in kitchen • Bosch electric oven, gas cooktop & integrated dishwasher • Hydronic wall heaters located in bedroom and living room • Floor-to-ceiling 12mm double glazed windows • Large, covered balcony • Feature shelving and frosted glass • Undercover allocated carpark with storage cage • All the furniture and appliances can be sold as well The Numbers: • living area: 52m<sup>2</sup> • EER rating: 6 STARS • Rates: \$425 p.q approx. • Land tax: \$494 p.q approx. (investors only) • Strata: \$773 p.q approx. • Rental estimate (unfurnished): \$520-\$530 p.w • Rental estimate (fully furnished): \$570-\$590 p.w Explaining the private treaty process: • To ensure a fair & equitable process, all offers are confidential. This gives our buyers peace of mind that we will not disclose an offer to another buyer in an attempt to force that buyer's intent. For guidance on when offers close and how best to submit an offer, please contact the agent directly.