

**114/45 West Row, City, ACT 2601**

ARCHER

## Apartment For Sale

Sunday, 23 June 2024

114/45 West Row, City, ACT 2601

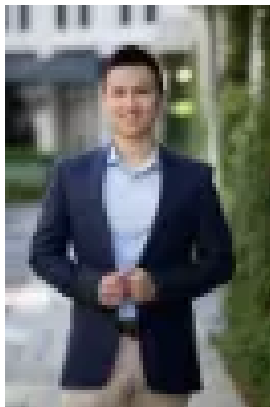
Bedrooms: 2

Bathrooms: 2

Parkings: 1

Area: 106 m2

Type: Apartment



Alex Wang

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**\$710,000+**

Welcome to the ultimate city lifestyle! Discover this stunning and spacious 2-bedroom apartment located in the prestigious Mayfair building. Enjoy the convenience of city living with easy access to a wide range of amenities, including restaurants, cafes, shops, medical centers, public transport, the Canberra Centre, and the Australian National University. Boasting an impressive Northwest-facing position, this apartment captures an abundance of natural light throughout the open plan living area, which opens out onto a large balcony overlooking city and mountain views - the perfect place to relax or entertain. The generously sized bedrooms feature built-in wardrobes, with the master bedroom also offering an ensuite and private balcony access. The modern open-plan kitchen is equipped with high-quality appliances, ample storage and pantry space, and stone benchtop including a breakfast-bar. In addition to the apartment's impressive features, the Mayfair building offers residents access to a spacious foyer, podium garden with undercover BBQ area, and a fully equipped gym - providing the ultimate in luxury and convenience. This apartment is a fantastic opportunity for those seeking a stylish city lifestyle or a great investment opportunity. Contact us for more information and book in an appointment today!

**Features:**

- Level 12 with stunning views
- Northwest facing
- Floor to ceiling window and sliding door
- 2.7 m High Ceiling
- Ducted R/C air-conditioning (Zoned)
- Full height tiles in Bathroom
- Both bedrooms with built-in wardrobes
- European-style laundry including dryer
- Stone Splashback
- Gym and BBQ facilities
- Secure Carpark with storage

**Particulars (all approx.)** Living: 88 m<sup>2</sup> + Balcony: 18 m<sup>2</sup> Year Built: 2016 Strata: \$1,134/quarter Rates: \$505/quarter EER: 6.0

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