

168/264 City Walk, City, ACT 2601



Apartment For Sale

Thursday, 22 February 2024

168/264 City Walk, City, ACT 2601

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Area: 85 m2

Type: Apartment



Luna Moon



Jamie Zhang
0411851928

By Negotiation

This apartment is currently renting for 800/week until 14/07/2024"Own a stunning two-bedroom apartment on the 14th floor of Highgate, along City Walk. This contemporary apartment boasts natural light, elegant accents, and an open-plan layout with a spacious living, dining, and kitchen area. The kitchen features a built-in pantry and modern appliances. The master bedroom includes a large built-in wardrobe, and the second bedroom has a generously sized built-in robe. Enjoy breathtaking city views from the balcony, which is accessible from the living area and the master bedroom. The apartment's ideal location offers easy access to theatres, museums, ANU, Canberra Centre, parks, nightlife, restaurants, cafes, and business districts. This sought-after apartment is expected to sell quickly. First-time homebuyers can buy now and plan to move this year while still being eligible for stamp duty exemption. Contact Luna on 0411 017 840 for a private inspection and more information."Property Features:• Level 14 with North-East Facing• 85m2 living and 9m2 balcony• Living room and master bedroom access to the balcony• Ducted cooling and heating• Quality kitchen appliances: oven, built-in dishwasher, microwave, washing machine• Double-glazed windows• High ceiling• Stone kitchen bench-top and splashback• Breakfast bar- Location:- 200m to Canberra Centre and main shopping district-100m to Canberra Casino-100m to Glebe Park- Short stroll to Commonwealth Park and Lake Burley Griffin- Walking distance to the ANU, CBD, City Bus Interchange and Light RailProperty Numbers: (approx.)- Internal area: 85 m2- Balcony area: 9 m2- Total Living area: 94 m2- EER: 6.0- Water: \$ 186.77 per quarter (approx.)- Rates: \$489.00 per quarter(approx.)- Land Tax (if rented): \$ 610.71 per quarter (approx.)- Strata:\$ 1467.60 per quarter (approx.)- Rent: \$800.00 per week until 14/07/2024- Built: 2019