

**26/2 Edinburgh Avenue, City, ACT, 2601**

**independent**  
PROPERTY GROUP

**Apartment For Sale**

Thursday, 15 August 2024

26/2 Edinburgh Avenue, City, ACT, 2601

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**

## Fully furnished corner residence in this ultra convenient location

Experience the perfect blend of modern comfort and city convenience at 'The Metropolitan.' This third-floor gem offers a tranquil retreat with the vibrant energy of urban living just outside your door. Imagine unwinding with friends over Friday night drinks, soaking in the lively atmosphere of nearby cafes- your new go-to spot is just a short walk away. With a variety of trendy dining and entertainment options around the corner and the iconic Lake Burley Griffin close by, this is your gateway to an enviable metropolitan lifestyle.

The kitchen, a true centerpiece, boasts a sleek stone benchtop and a movable island, making it a versatile space for cooking and entertaining. Equipped with premium Fisher & Paykel appliances, including an electric oven, cooktop, and dishwasher, it's designed for both style and practicality. The open-plan living area, with its high ceilings and climate control system, provides a welcoming space to relax or entertain.

The bedroom is generously sized, comfortably accommodating a king-size bed, and includes a built-in robe for all your storage needs. Step out onto the balcony to enjoy peaceful city views, a perfect spot for morning coffee or evening relaxation. The European-style bathroom, complete with a washer/dryer combo and modern tiling, offers both functionality and a touch of luxury.

Practicality is key, with a dedicated parking space and a colorbond storage cage adding convenience. 'The Metropolitan' goes beyond just a place to live, it offers resort-style amenities like an indoor heated lap pool, sauna, and a fully equipped gym. The communal BBQ area is perfect for outdoor gatherings, and the rubbish chute ensures easy waste disposal.

A prime investment: This property represents a fantastic opportunity for both home buyers and investors, with a proven record in Canberra's competitive rental market. Seize the chance to own a sophisticated slice of city life in a premier location.

### Features:

- Fully furnished residence including household furniture & goods
- Level 3 location
- Open plan design
- Timber flooring
- Reverse cycle air conditioning
- Fully equipped laundry
- Open plan light-filled living and dining
- Single allocated car space
- Broadband internet ready

### Essentials:

EER: 5.5

Living size: 66m<sup>2</sup>

Balcony size: 8m<sup>2</sup>

Rates: \$485 p.q

Land Tax: \$609 p.q

Strata: \$1,386 p.a