

**32/260 City Walk, City, ACT 2601**

**maloneys**

**Apartment For Sale**

Monday, 8 July 2024

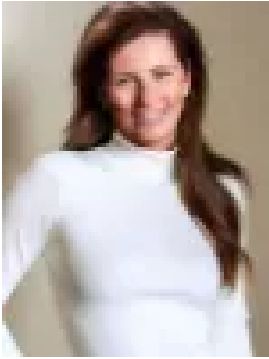
32/260 City Walk, City, ACT 2601

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: Apartment**



Moira Maloney  
0407715244

## **\$1,050,000 Plus**

This skyline-level, three-bedroom apartment in the prestigious 'Highgate' complex, exudes style, sophistication and inner city appeal. Centrally located in the heart of Canberra City, 'Highgate' has been constructed with location, quality and sophistication paramount in its design and chic contemporary style. The entry-way to this luxurious apartment is replete with abundant floor-to-ceiling storage and a discrete, yet sophisticated, European-style Laundry. There is an adjacent study nook that provides convenience, yet separation from the main living and entertainment areas. As you move into the open-plan Kitchen, meals/dining and formal Lounge Room areas you will be immediately struck by the 270 degree, city-scape views afforded by the floor-to-ceiling double glazed windows that offer unimpeded vistas of the city rooftops and encompassing views of Lake Burley Griffin through Black Mountain, the city itself with its wide open avenues and street-scapes, across Glebe Park to Mt Ainslie, through to Campbell and the Russell Offices precinct. The chef-inspired galley-style kitchen is appointed with neutral accents, Italian brand Ilve appliances (including built-in fridge/freezer, under-bench wine/drinks fridge, dishwasher, microwave and a double size oven which is more than capable of handling your largest dinner parties and family gatherings). A Waterfall Island Bench and adjacent breakfast bar as well as an abundance of storage space and stone bench tops complete the culinary package. The living/dining areas lead onto a covered wrap-around balcony, accessible from dual entry points and offers seamless indoor/outdoor entertainment options. From the Dining area, a separate Master Suite is strategically positioned to capture the widest vistas and is complemented by a walk-through his/hers wardrobe that leads into the en-suite with oversized shower, toilet and double vanities. Adjacent to the Lounge room is the 2nd King-size Bedroom which also features panoramic vistas and a built-in robe. You will be forgiven for thinking that the 3rd Bedroom is also a Master Suite. As you walk-through the his/hers robes, you again enter a King-size bedroom that also features floor-to-ceiling windows which offer impressive views and an unbelievable sense of space. The main bathroom could almost be an en-suite for this room and also includes an oversize shower, toilet and vanity. All bedrooms, living spaces and bathrooms have individually controlled heating and/or air conditioning, enabling zoned climate control according to individual requirements. Double secure car parking in the basement with remote-controlled door and lift access add to your sense of calm and ease so essentially to inner-city living. Private facilities available for residents exclusive use (Gym, pool, BBQ area and theatre) complete the package of luxurious appointments for this unique property. 'Highgate' is ideally located on City Walk - where cafes, restaurants, Glebe Park and a myriad of shops are at your beck and call. This wonderful home is also only a short stroll from ANU, the Light Rail, Bus interchange, Lake Burley Griffin and surrounding parklands, bike and walking trails. Please phone Moira Maloney for a private inspection on 0407715244

**Property Highlights:**

- Spacious open plan living on the Level 7, with city views
- Luxurious kitchen design with ample pantry and storage spaces - Italian brand Ilve appliances and wine/drinks fridge
- Master suite boasts a walk-through his/hers robe and en-suite
- European laundry, large main bathroom with high end finishes
- Double glazed windows and sliding doors, high ceilings
- Gymnasium, BBQ area, private theatre and outdoor swimming pool for residents
- Double adjacent car parking, in a secure basement garage with remote-controlled door.

- Separate dedicated storage cage area adjacent to the car parking location, on level 3- NBN ready - Television and Internet connections available in all living and bedroom areas.

**Property Details:** Land Tax \$717.25 per quarter (if payable) Rates \$579.32 per quarter Levies \$2,232.17 per quarter EER 6 Apartment Size: 124 Living plus Balcony: 21m<sup>2</sup> Number in Complex: 191 Storage: 1m<sup>2</sup>

**Disclaimer:** While all care has been taken in compiling information regarding properties marketed for rent or sale, we accept no responsibility and disclaim all liabilities in regards to any errors or inaccuracies contained herein. All parties should rely on their own investigation to validate the information provided.