

# 310/25 Edinburgh Avenue, City, ACT 2601



## Unit For Sale

Wednesday, 26 June 2024

310/25 Edinburgh Avenue, City, ACT 2601

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Area: 62 m2**

**Type: Unit**



Cameron Cleary

0418463872

## Offers Over \$499,000

Secure one of only five uniquely designed Etro apartments within the award-winning Nishi building. Unit 310 stands out with exclusive features that prioritise sustainability and cost efficiency, including LED lighting systems, hydronic heating, and thermal mass materials to reduce energy consumption and minimize living costs. Unlike other one-bedroom opportunities in the building, Unit 310 offers a fully enclosed bedroom with water glimpses, ample storage, and open-plan living area that extends to a balcony that is perfect for your morning espresso. This eco-friendly unit is currently tenanted at \$550/week until November 2024, ensuring immediate and steady rental income. Embrace the opportunity to invest in a property that combines innovative design, environmental responsibility, and high yields in a location within walking distance to both the ANU and CBD. By the numbers:- Strata Levy \$3450pa approx- Rates \$1788pa - Land tax \$2120.40pa (investors only)- Living 64m<sup>2</sup>- Brand new dishwasher.- Single Car space with additional storage. At Crowther's, we possess an intimate understanding of the New Acton Precinct, its deeply ingrained in our professional ethos. Our comprehensive grasp of the specific needs of precinct residents sets us apart, with your requirements at the forefront of our commitment.