

**36/45 West Row, City, ACT, 2601**



**Unit For Sale**

Wednesday, 2 October 2024

36/45 West Row, City, ACT, 2601

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Type: Unit**



Josh Yewdall  
0430213909

## Inner City Living At Its Best

With perfect position in the highly acclaimed 'Mayfair' complex, sweeping vistas encompassing Black Mountain, City/ANU precinct and the lake combine with abundant natural light and expansive living to deliver a contemporary lifestyle haven. Framed by those stunning views, expansive open plan living and dining shares perfect connection to both the centrepiece kitchen, with stone benchtops, island bench, European appliances and abundant storage, as well as the undercover balcony, perfect for year round relaxing or alfresco entertaining.

Both bedrooms feature built-in wardrobes, with the master also enjoying a stylish ensuite and private balcony access. The main bathroom is finished to same high standard, whilst an internal laundry and additional storage add to the amenity of the home. Residents enjoy access to the complex facilities including gym, communal gardens and BBQ facilities, while further highlights include ducted air conditioning, and convenient lift access to secure 2-car tandem parking plus a separate storage cage, all at the doorstep of the city, ANU and thriving entertainment precinct.

- \* 2 bed | 2 bath | 1 car - 88sqm of living + 16sqm of balcony
- \* Expansive open plan living and dining, connecting to both kitchen and large undercover balcony
- \* Gourmet kitchen with stone benches, island bar, quality finishes and European appliances
- \* Well-proportioned bedrooms with built-in robes, main with chic ensuite and private balcony access
- \* Lift access to secure parking + separate storage cage
- \* Perfect for investors, professional couples and downsizers
- \* On the doorstep of everything Canberra City has to offer

Strata: \$985pq (approx.)

Rates: \$2,001pa (approx.)

EER: 6.0

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