

# 616/25 Edinburgh Avenue, City, ACT 2601



## Unit For Sale

Sunday, 23 June 2024

616/25 Edinburgh Avenue, City, ACT 2601

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 2**

**Area: 95 m2**

**Type: Unit**



Cameron Cleary

0418463872

## Offers Over \$730,000

Experience unparalleled views with this sophisticated 95m<sup>2</sup> two-bedroom residence, tailored for discerning owners and astute investors alike. Here's 5 reasons why this exceptional property deserves your attention:

- 1. Breathtaking Lake View:** Bask in the serene beauty of uninterrupted views over Lake Burley Griffin, a feature that enhances the ambiance of both the main bedroom and the living areas.
- 2. Exceptional Investment Returns:** Leverage the advantage of low vacancy rates, ensuring your investment consistently delivers superior returns due to its proximity to both the ANU and Parliament House.
- 3. Generous Living Space:** Savour the luxury of 95m<sup>2</sup> of meticulously designed living space, ensuring comfort and satisfaction. This residence transcends the ordinary, offering the added convenience of double car spaces and extra storage, seamlessly addressing all your practical needs.
- 4. Premium Inclusions:** Elevate your culinary pursuits with high-end Bosch kitchen appliances, including a gas stove, oven, and dishwasher.
- 5. Nishi is acclaimed for its sustainability and for transforming Canberra's New Acton Precinct into a cultural hub.** With extensive use of recycled materials, natural cross-flow ventilation, hydronic heating, and abundant natural daylight, it offers long-term peace of mind for environmentally conscious investors and residents.

Unit 616 Nishi is not only a visually stunning property but also a sound financial investment. Its breathtaking views, high yield potential, spacious living areas, and premium inclusions create a harmonious blend of luxury, comfort, and practicality.

**By the Numbers.**  
EER 6 Living: 95m<sup>2</sup> Strata: \$5431pa  
Rates: \$2128pa  
Land Tax: \$2572pa (investors only)

At Crowthers, we possess an intimate understanding of the New Acton Precinct, a knowledge that runs through our veins. Our deep comprehension of the desires and needs of precinct dwellers sets us apart, ensuring your priorities are always at the forefront.