

185/45 West Row, City, ACT, 2601

LUTON

Apartment For Sale

Thursday, 16 January 2025

185/45 West Row, City, ACT, 2601

Bedrooms: 2

Bathrooms: 2

Parkings: 2

Type: Apartment

Top floor Mayfair apartment

City living at its very best - this stylishly presented two bedroom ensuite apartment provides the ideal opportunity for those seeking to take full advantage and enjoy the convenience of an enviable inner-city lifestyle.

Brilliantly located, Mayfair Apartments complex is literally only minutes strolling distance to the picturesque Commonwealth Park and the City CBD where you can enjoy an array of cafés, restaurants, theatres and exclusive shopping along with the action of Civic's nightlife.

Sure to impress, this top floor apartment is well-appointed throughout, showcased by floor to ceiling double-glazed windows and integrated appliances in the kitchen along with smartly finished main and ensuite bathrooms.

The open plan living area has ample space for both formal and informal living and leads out through sliding doors to an immense balcony where you can entertain friends or sit and relax while soaking in the sweeping views over the lake and beyond.

Bedrooms are generously proportioned and feature built-in wardrobes with the main offering its own direct access to the private balcony.

The apartment also features a separate European style laundry facility and reverse-cycle air-conditioning for year-round climate comfort.

"Mayfair" is a security entry complex with elevator access to tandem basement car accommodation and offers many features such as a fully equipped on-site gymnasium and communal garden terrace with BBQ facilities - perfect for larger family gatherings when you can take in the lights and enjoy the views of the City.

FEATURES INCLUDE:-

- * Two bedroom ensuite apartment positioned on the 16th level - (top floor)
- * Security entry complex with elevator access to basement parking
- * 88 sqm floor area plus 16 sqm of balcony area
- * Open-plan living leading out to wide balcony with expansive views
- * Well appointed kitchen with stone bench tops, integrated dishwasher, microwave oven and ceramic cook top
- * Floor-to-ceiling double glazed windows
- * Main bedroom with twin mirrored wardrobes, ensuite bathroom with rain-shower and sliding door access to balcony
- * Stylish main bathroom with heated towel rail - (also in ensuite)
- * European style laundry facility including washing machine and clothes dryer
- * Built-in mirrored wardrobe and full-height window to bright 2nd bedroom
- * Ducted reverse-cycle air-conditioning
- * Secure tandem car parking spaces and storage cage
- * On-site gym and communal garden with BBQ facilities on level five
- * Easy stroll to the Canberra Centre and the City's thriving restaurant/café precinct
- * Steps away from ANU, Bus Interchange, Light Rail and just a short walk to Commonwealth Park and Lake Burley Griffin
- * 10-minute drive to Canberra Airport
- * Unit 185 on Unit Plan No 4165 "Mayfair" - known as 185/45 West Row, Canberra City
- * Body corporate levies: \$1,468.03 p/q (including sinking fund contribution)
- * Rates: \$556 p/q
- * Land Tax: \$720.14 p/q (if rented)

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