

**417/25 Edinburgh Ave, City, ACT, 2601**

**Apartment For Sale**

Friday, 15 November 2024



417/25 Edinburgh Ave, City, ACT, 2601

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**

## Comfy Home with Stunning Waterfront Views

Explore this residence nestled within the prestigious Nishi building, renowned for its proximity to cultural gems like the Palace Electric Cinema, Nishi Gallery, and the culinary delights of Monster Kitchen. Located within a leisurely stroll of the Australia National University, Civic center, Lake Burley Griffin, charming cafes, vibrant galleries, lush parks, delectable restaurants, and much more.

Perched on the 4th floor, this apartment boasts breathtaking vistas of iconic landmarks, including Lake Burley Griffin, the National Library, Capital Hill and Parliament House. Featuring an open-plan layout, the living and dining area flows effortlessly onto a spacious balcony, perfect for enjoying the spectacular surroundings.

The contemporary, open-plan kitchen is thoughtfully designed with top-tier appliances, ample storage, and a generously sized pantry, all crowned by sleek stone countertops.

Designed by the esteemed Fender Katsalidis, this complex prioritizes cross-flow ventilation and energy efficiency, ensuring a sustainable and comfortable living environment.

This property currently leased for \$485/week till March 2025, presents a remarkable opportunity for those seeking a home with unparalleled vistas or a savvy investment. Reach out to us for additional details and secure your appointment today to experience this extraordinary abode firsthand.

### Features:

- Level 4 with stunning waterfront views including Lake Burley Griffin, the National Library, Capital Hill and Parliament House
- Spacious balcony
- Floor to ceiling sliding door, double glazed
- Full height tiles in Bathroom
- European-style laundry including dryer
- Secure Carpark with storage
- Centralized location

### Particulars (all approx.)

Living : 44 m2 + Balcony: 8 m2

Year Built: 2012

Strata: \$731/quarter

Rates: \$429/quarter

Rent: \$485/week till March 2025

EER: 6.0

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