92/260 City Walk, City, ACT, 2601



Apartment For Sale

Friday, 17 January 2025

92/260 City Walk, City, ACT, 2601

Bedrooms: 2

Bathrooms: 2

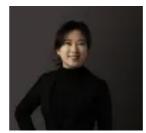
Parkings: 1

Area: 103 m2

Type: Apartment



Luna Moon 0411017840



Jamie Zhang

Exquisite Urban Living in the Heart of the CBD

Exquisite Urban Living in the Heart of the CBDDiscover this beautifully crafted 2bedroom, 2bathroom apartment, a rare gem perfectly situated in the bustling heart of the city. With a coveted northwest-facing aspect and dual-sided natural light, this residence offers a harmonious blend of elegance, comfort, and functionality. From the moment you enter, the thoughtful design is evident. A European-style laundry is conveniently placed near the second bedroom and its adjacent bathroom.The kitchen, a true centerpiece of the home, boasts an innovative dual-window layout with east-west cross ventilation, ensuring a light and breezy atmosphere even during the busiest of culinary endeavors. To the left, the master bedroom awaits with its own private ensuite and access to a shared balcony that also connects seamlessly to the living room. This thoughtful separation of bedrooms enhances privacy while maintaining a practical flow throughout the home. The expansive living room is a standout feature, basking in abundant natural light from both the west and north. Its generous proportions and bright ambiance create the perfect space for both relaxing and entertaining guests.Key Features:* Elevated on the 15th floor, North-East facing* Soaring high ceilings for an open, airy feel* Floor-to-ceiling double-glazed windows in the living area and bedrooms* Stylish modern kitchen with premium appliances and ample storage* Reverse cycle air-conditioning for year-round comfort* Built-in wardrobes in both bedrooms for added convenience* Breakfast bar and well-appointed pantry in the kitchen* Open-plan living and dining area leading to a spacious balcony* Intercom access for enhanced security* Embedded network services for efficiency and ease* Secured parking and storage cage included* Luxurious building amenities, including a gym, movie room, swimming pool, communal garden, and BBQ areaPrime Location:* 1 min walk to Myer and Canberra Centre* 1 min walk to the Casino* 2 mins walk to Glebe Park* Easy walking distance to Commonwealth Park and Lake Burley Griffin* Close to City Light Rail Station and City Bus Interchange* Within walking distance of the Australian National UniversityProperty Details (Approx.):* Living Space: 86m^{2*} Balcony: 17m^{2*} Total Size: 103m^{2*} EER: 6* Rates: \$489 per quarter* Land Tax: \$610 per quarter (if rented)* Strata Fees: \$1,467 per quarter* Rental Estimate: \$800-\$900 per weekContact us today to arrange a private viewing or to receive further details.