

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 CBD Discover this beautifully crafted 2 bedroom, 2 bathroom 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 area

Prime 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 University

Property Details (Approx.):

- * Living Space: 86m²
- * Balcony: 17m²
- * Total Size: 103m²
- * EER: 6
- * Rates: \$489 per quarter
- * Land Tax: \$610 per quarter (if rented)
- * Strata Fees: \$1,467 per quarter
- * Rental Estimate: \$800-\$900 per week

Contact us today to arrange a private viewing or to receive further details.