

1519/25 Edinburgh Avenue, City

## Luxurious Inner-City Penthouse with Unmatched Views & Lifestyle

Please contact Stephen Thompson on 0481 626 254 to arrange a private viewing.

Step into an extraordinary penthouse that defines luxury and convenience in Canberra's most architecturally celebrated address. Spanning an impressive 168 square meters across two stunning levels, this three-bedroom executive apartment is crafted for those who want the best in quality, design and location.

Wake up each morning and spend your days soaking in the breathtaking, panoramic 180-degree vistas from the 15th and 16th floors-uninterrupted views stretch across Lake Burley Griffin, the majestic Brindabella mountains and Canberra's most iconic sites, including the National Museum, Parliament House, the Carillion and all the way to the airport. The rear bedroom offers additional sweeping sights over the city and ANU, flooding the home with natural light throughout the day.

Designed by world-class architects Fender Katsalidis, Nishi is

All information contained therein is gathered from relevant third parties sources.  
We cannot guarantee or give any warranty about the information provided.  
Interested parties must rely solely on their own enquiries.

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**FOR SALE**  
\$1,595,000 - \$1,795,000

**VIEW**  
Sat 13th Jun @ 9:00AM - 9:15AM

**AGENTS**  
Stephen Thompson  
0418 626 254  
stephen.thompson@ljhmanuka.com.au

**AGENCY**  
LJ Hooker Manuka  
(02) 6239 5551

 **LJ Hooker**

internationally recognized for its cutting-edge sustainability credentials, sculptural timber interiors and bold architectural form. Located in the heart of New Acton's Cultural Precinct, residents enjoy access to acclaimed dining, bars, Palace Electric Cinema, galleries, the ANU, Lake Burley Griffin foreshore and Canberra City, with the light rail and CBD moments away and the airport just a ten-minute drive.

Inside, every detail reflects luxury and comfort. Freshly painted and impeccably presented, the apartment showcases sophisticated, energy-efficient architectural design with expansive full-length windows across both levels, perfectly framing the spectacular lake views. The designer kitchen is equipped with premium Miele, Bosch, Liebherr, Hansgrohe and Franke appliances, including a five-burner gas cooktop, a freestanding island bench and inbuilt full height fridge / freezer ideal making this kitchen perfect for cooking and entertaining. Dine in a space defined by a dramatic full-height void with feature skylight and a gas wall-mounted fireplace, creating an inviting, ambient atmosphere.

Upstairs, the Victorian ash timber staircase leads to a spacious main bedroom retreat showcasing stunning lake views, a wall of built-in cabinetry and a beautifully appointed ensuite with double vanity, rain head shower, heated towel rails and a double-ended Kaldewei bath.

This is a rare opportunity to own a truly exceptional penthouse in one of Canberra's most desirable locations delivering the ultimate in cosmopolitan living. Don't miss your chance to secure this unparalleled lifestyle-these views with loads of space don't come round very often!

#### Features:

Iconic Nishi Building by Fender Katsalidis

Split-level, three-bedroom penthouse

Approx. 168 sqm internal living + three terraces

- degree panoramic lake, mountain & city views

Skylight in dining space

Three private balconies with uninterrupted vistas

Open gas fireplace & dramatic architectural void

Premium Miele, Bosch, Liebherr, Hansgrohe & Franke appliances

Built in full height Liebherr fridge / freezer

Victorian ash timber flooring to upper level

Full length windows

Luxurious main suite with Kaldewei bath & double vanity

Extensive custom storage throughout

Separate powder room & hideaway laundry

Hydronic heating, cross ventilation

Main and rear bedrooms have silent Aeratron 6 speed fans

Secure entry with intercom and fob access

Walking distance to CBD

Two underground car spaces + 2 x storage cages

#### Key Figures:

EER: 5

Rates: \$905pq (approx.)

Land Tax (for investors): \$1175pq (approx.)

Strata: \$3,315pq (approx.)

Internal Living: 168sqm (approx.)

Balcony: 7sqm (approx.)

#### Disclaimer:

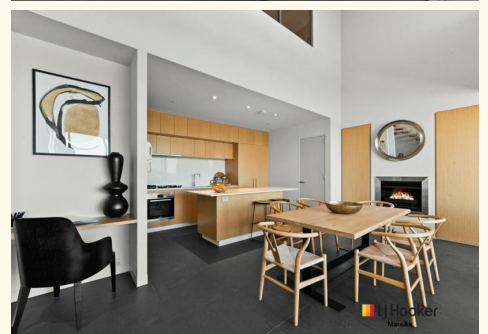
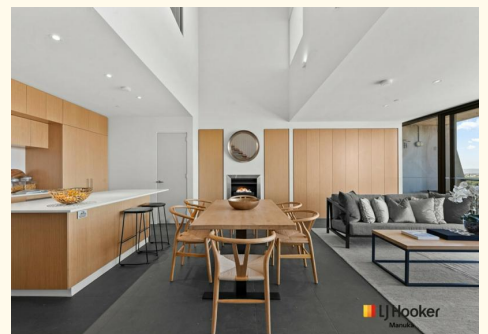
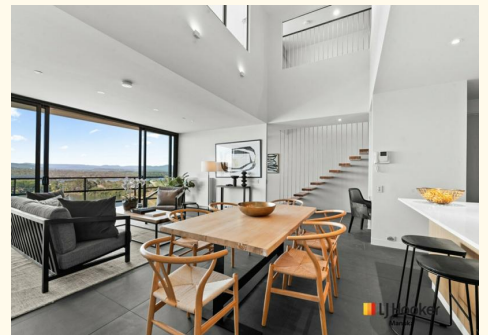
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## MORE DETAILS

Property ID 1UGJFMF  
Property Type Apartment  
House Size 168 m2  
EER 5  
Including Toilets (3)  
Intercom  
Balcony  
Dishwasher  
Floorboards  
Built-in-Robes

**Stephen Thompson 0418 626 254**  
Proprietor and Property Consultant |  
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The floor plan is not to scale; measurements are indicative and in metres. Exterior elements are not in position. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

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