

602/222 City Walk, City

Executive Inner-City Living at Its Finest




Positioned on the 6th floor of a sought-after complex, this beautifully presented one-bedroom apartment, with study nook, boasts the ultimate in urban lifestyle and convenience.

Dressed in a timeless neutral palette and flooded with natural light through its iconic circular feature window, this residence offers both style and sophistication in the heart of the city.

Step into a spacious, open-plan living and dining area that seamlessly connects to a sunny, curved balcony, perfect for morning coffee or entertaining with views stretching to the mountains. The modern kitchen is designed for both function and flair, featuring stone benchtops, quality stainless steel appliances, electric cooking, a Bosch dishwasher, and ample storage.

The generously sized bedroom offers sweeping views across the city skyline to Mount Ainslie and includes balcony access, built-in wardrobes, a recently renovated stylish ensuite with floor-to-ceiling tiles.

This thoughtfully designed apartment is packed with features that elevate everyday living.

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FOR SALE
By Negotiation

VIEW
By Appointment

AGENTS
Samuel Thompson
0412 300 774
samuel.thompson@ljhmanuka.com.au

AGENCY
LJ Hooker Manuka
(02) 6239 5551

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Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

With its unique architectural features, high-end finishes, and prime location, this elegant executive apartment is a standout opportunity for first-home buyers, professionals, or investors seeking a premium Inner-City lifestyle.

- Large bedroom with built-in robe and balcony access
- Designer bathroom with full-height tiling
- Modern kitchen with stone benchtops & Bosch dishwasher
- Internal laundry with second toilet
- Reverse cycle air-conditioning for year-round comfort
- Smart TV included
- Secure building with elevator and intercom access
- Additional storage on the balcony and in the car space
- Secure basement parking
- Moments from Canberra's CBD
- Short walk to the Light Rail and bus interchange
- Close to ANU, Lake Burley Griffin, Braddon precinct, and popular cafes, bars, restaurants, and entertainment venues

EER: 6.0

Rates: \$ 528 pq (approx.)

Strata: \$ 1,776.73 pq (approx.)

Land Tax: \$ 719.23 pq (approx.)

Internal Living: 69sqm

Outdoor Living: 17sqm

Year Built: 1996

Disclaimer:

While all care has been taken in compiling information regarding properties marketed for rent or sale, we accept no responsibility and disclaim all liabilities regarding any errors or inaccuracies contained herein. All parties should rely on their own investigation to validate the information provided.

MORE DETAILS

Property ID	1U6GFMF
Property Type	Apartment
House Size	69 m2
EER	6
Including	Air Conditioning Intercom Balcony Built-in-Robes

Samuel Thompson 0412 300 774

Property Consultant | samuel.thompson@ljhmanuka.com.au

LJ Hooker Manuka (02) 6239 5551

20 Bougainville Street, MANUKA ACT 2603

manuka.ljhooker.com.au | manuka@ljhmanuka.com.au

