



## City, 1405/25 Edinburgh Avenue

### Is This The Best View In Canberra?

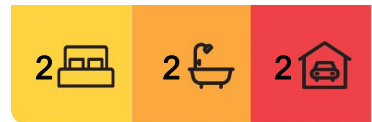
Canberra is a city known for its landscape and landmarks. From Lake Burley Griffin to the Shine Dome, the National Arboretum to the stunning Brindabellas, and of course Black Mountain Tower. And all of this is perfectly framed from your balcony.

And there is still so much more to this stylish, executive apartment. Located in the popular Nishi building, you've got a large 2 bedroom apartment, plus a study nook, and this home is packed with great features.

With a long hallway from your front door to the lounge, you've got great separation between living areas. The common tradeoff to this is that you lose space, but this has been brilliantly solved here by having the entire length of the hallway serve as storage space, with hidden panel doors all along the wall. There



**Disclaimer:** 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.



**For Sale**  
\$799,000+

**View**  
By Appointment

**Contact**  
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**EER** ★★★★★

**LJ Hooker Dickson**  
**(02) 6257 2111**

is so much storage here that the current owner hasn't even been able to fill it all.

The whole apartment is set up to enhance natural light and ventilation, making this a very comfortable place to live. The main bedroom has a generous built in robe and an ensuite with a large bathtub and separate shower. The kitchen is well appointed and again offers good storage, along with gas cooking and an externally ducted rangehood.

The balcony is also done in a quite unique way, with two sets of doors, allowing you to extend your living area out into this space whilst maintaining protection from the weather.

Of course, so much of the appeal to property like this is what's around you, and in New Acton you are really spoiled for choice. Grab an awesome coffee and breakfast at the cupping room, bike down to the lakefront, or take a casual stroll to the CBD or ANU.

What's on offer:

- Stylish, executive apartment
- Tonnes of discrete storage
- Phenomenal views across Canberra
- Picturesque sunsets behind Black Mountain
- Smart design to maximise natural light and ventilation
- High efficiency hydronic heating
- Reverse cycle air-conditioning
- Feature lighting
- Gas cooking
- Ducted rangehood
- Separate bath and shower
- High quality complex with a restaurant, bar and hairdresser in the lobby
- Secure basement parking (side by side with storage)
- Communal bike storage

Close to:

- ANU (3 min bike)
- National Museum (5 min bike)
- Lake Burley Griffin (3 min bike)
- Canberra Centre (6 min bike)
- Commonwealth Park/Floriade (4 min bike)
- Parliament House (9 min bike)



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## More About this Property

**Property ID** 1DXH5CF92

**Property Type** Apartment

**House Size** 92 m<sup>2</sup>

**EER** 6

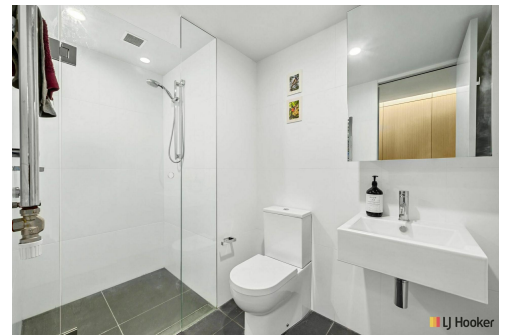
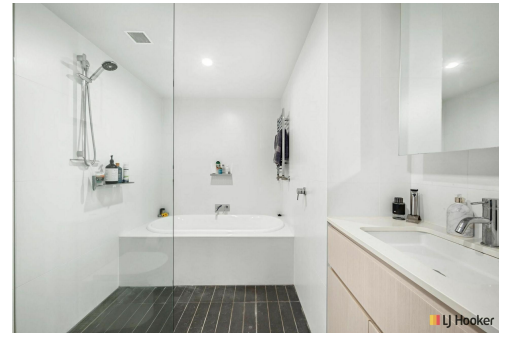
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The floor plan is not to scale; measurements are indicative and in metres. All features included in this 3D plan are for inspiration purposes only. This is not an exact replica of the property or the position of exterior elements. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

1405/25 Edinburgh Ave, Acton

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