

City, 220/2 Akuna Street

1-Bedroom Apartment in the City \$260,000+

Location, Location and Location!!

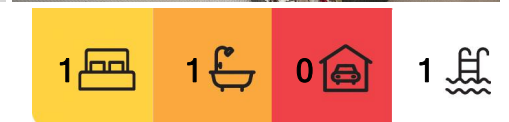
Located at the heart of the Canberra City, this ultra-affordable apartment at the Nesuto (previously known as Waldorf) is perfect for first home buyers and savvy investors alike.

Boasting a one-bedroom, one-bathroom layout, and an alfresco area, this cozy 51sqm (43 + 8 sqm) residence offers all the essentials for modern living. The property is equipped with ducted heating and cooling to keep you comfortable year-round, and built-in robes ensure ample storage space.

The apartment complex itself features impressive amenities including a gym and an swimming pool, making it easy to stay active and relaxed without leaving home. The location is second to none, with proximity to Canberra's vibrant shopping and dining precincts, as well as excellent public transport options to get you anywhere you need to go.



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
Offers Over \$260,000

View
ljhooker.com.au/2BU0FHK

Contact
Tahmeed Towfiq
0469 706 586
tahmeed.towfiq@ljhcanberracity.com.au

EER ★★★★★★

LJ Hooker Canberra City
(02) 6249 7700

For investors, you have the options of renting it out as usual, renting out to Nesuto Hotel, AirBnb, or managing it yourself. The location makes it an ideal choice for all 4!

Don't miss out on this rare opportunity to secure an affordable slice of city living. Whether you're stepping onto the property ladder for the first time or looking to add a high-demand rental property to your portfolio, this apartment ticks all the boxes.

Features:

- North-West facing alfresco area
- Ducted heating & cooling
- Wraparound kitchen
- Seperate bedroom, as opposed to most studio apartments in this price range
- Spacious open bedroom with wide window
- 2 way access bathroom
- Bath tub
- Resident's lounge
- Tennis court
- Sauna
- Indoor pool
- Gym

Essentials:

- Strata: \$1,733 p.q. (approx)
- Rates: \$388 p.q. (approx)
- Land tax: \$505 p.q. (approx) investors only
- Current rental: \$445 p.w.
- Lease period: 23 Jan 2025
- EER: 6
- Living Space: 43sqm
- Alfresco: 8sqm
- Completion year: 2000

More About this Property

Property ID	2BU0FHK
Property Type	Apartment
House Size	43 m ²
EER	6
Including	Air Conditioning Ducted Cooling Ducted Heating Pool Courtyard Gym Dishwasher Built-in-Robes Liveability

Tahmeed Towfiq 0469 706 586

Sales Consultatnt | tahmeed.towfiq@ljhcanberracity.com.au

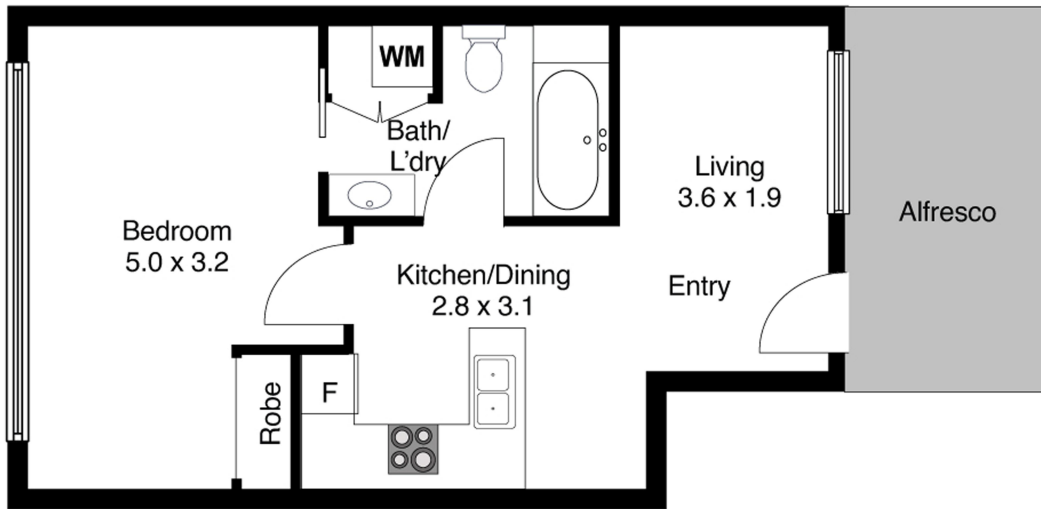
LJ Hooker Canberra City (02) 6249 7700

1st Floor, 182 - 200 City Walk, CANBERRA CITY ACT 2601
canberracity.ljhooker.com.au | canberracity@ljhooker.com.au



LJ Hooker Canberra City
(02) 6249 7700

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.



The site plan and floor plan are not to scale; measurements are indicative and in metres. Bushes and trees are placed for illustration purposes. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

 LJ Hooker

 LJ Hooker

LJ Hooker Canberra City
(02) 6249 7700

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.