



City, 25/45 West Row

City Sensation!

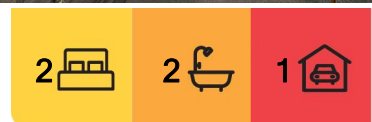
Perfectly positioned in the vibrant heart of the city, this superb residence awaits you within the coveted "Mayfair" apartments. Offering an unparalleled lifestyle, this apartment immerses you in the pulse of the city, with a myriad of restaurants, cafes, shops, public transport, the Canberra Centre, and the Australian National University just steps away.

Elevated on the 6th floor, your new home or savvy investment treats you to breathtaking wonderful views of the cityscape and Mount Ainslie. The well-appointed kitchen boasts ample storage and a spacious island bench with a convenient breakfast bar.

The spacious main bedroom is a luxurious retreat, featuring floor-to-ceiling windows, private balcony access, a gleaming ensuite, and an impressive 5



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

\$675,000+

View

ljhooker.com.au/1DXH83F92

Contact

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Brenden Mowat

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EER ★★★★★★

LJ Hooker Dickson

(02) 6257 2111

meters of wardrobe space!

Enjoy year-round comfort with reverse-cycle air conditioning, and rest easy with the added security of an intercom system. Your convenience is further ensured with a dedicated secure car space and a private lock-up storage cage, providing both practicality and peace of mind.

Embrace urban living at its finest with this centrally positioned gem in the heart of the city.

- Open plan living
- City scape views
- 6th floor
- 19sqm balcony
- Ample storage throughout
- Floor to ceiling windows
- Ducted reverse-cycle air conditioning
- Allocated car space
- Secure storage cage
- Strata facilities include gym and outdoor BBQ area
- Restaurants, cafes, shopping and public transport at your doorstep
- 3-minute walk to the Australian National University

More About this Property

Property ID	IDXH83F92
Property Type	Apartment
House Size	88 m ²
EER	5.5

Stephen Bunday 0416 014 431

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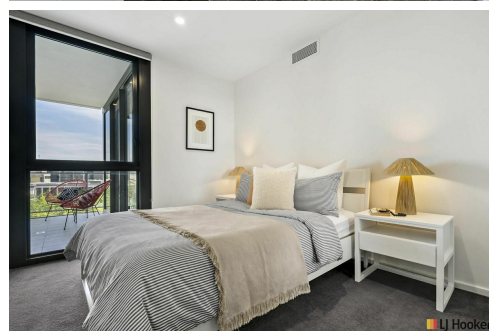
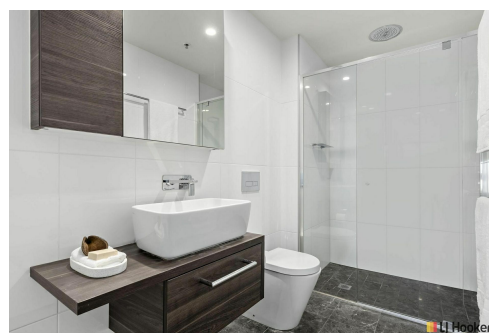
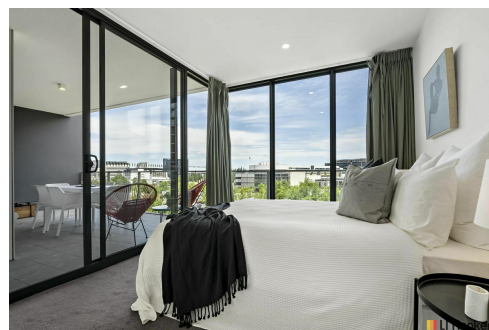
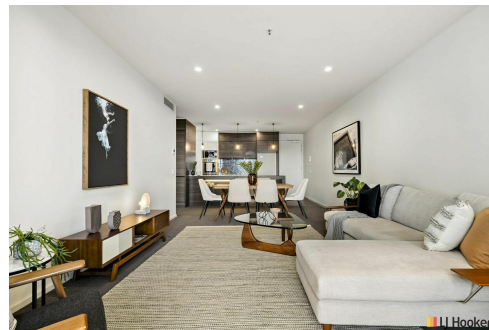
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The floor plan is not to scale; measurements are indicative and in metres. All features included in this 3D plan are for inspiration purposes only. This is not an exact replica of the property or the position of exterior elements. Plans should not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

25/45 West Row, City

Produced by DIAKRIT