







49/45 West Row, City

Modern CBD Living in a Prime Location

Enjoy the convenience of central Canberra living with this stylish one-bedroom apartment in the popular Mayfair complex. Ideally positioned on West Row, this apartment places you right in the heart of the city, surrounded by cafés, restaurants, shopping and public transport. With the Canberra Centre, ANU and the light rail all within easy reach, you'll have everything you need for a convenient inner-city lifestyle.

Inside, the apartment features a well-designed open-plan living and dining area that flows seamlessly onto a private balcony with a CBD outlook. The contemporary kitchen combines style and functionality, complete with stone benchtops, quality appliances and ample storage. A spacious bedroom with a built-in robe, a modern bathroom and ducted reverse-cycle heating and cooling complete the comfortable interior.

Residents also enjoy the benefits of secure building access, lift access, basement parking and shared facilities, including a gym and an outdoor entertaining terrace with BBQ facilities.

Whether you're looking for a convenient city base, your first home or a quality addition to your investment portfolio, this vacant apartment

1 1 1

FOR SALE
$425,000+

VIEW
Sun 8th Nov @ 11:15AM - 11:30AM

AGENTS
Andrew Grenfell
0424 858 529
andrew.grenfell@ljhcanberracity.com.au

AGENCY
LJ Hooker Canberra City
(02) 6249 7700

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.

presents an excellent opportunity to secure a foothold in one of Canberra's most convenient locations.

Internal: 55m2
Balcony: 11m2
EER: 6
Rates: $1,860 per annum (Approx)
Body Corporate: $3,700 per annum (Approx)

Property Features

- Spacious bedroom with built-in robe
- Contemporary bathroom with modern finishes
- Light-filled open-plan living and dining area
- Private balcony with CBD outlook
- Modern kitchen with stone benchtops, quality appliances and ample storage
- Ducted reverse-cycle heating and cooling
- Secure basement car space
- Intercom and lift access
- Resident gym and outdoor entertaining terrace with BBQ area
- " Vacant and ready for its new owner or tenant
- " Central location within walking distance of ANU, Canberra Centre, light rail, cafés and restaurants

What's Nearby

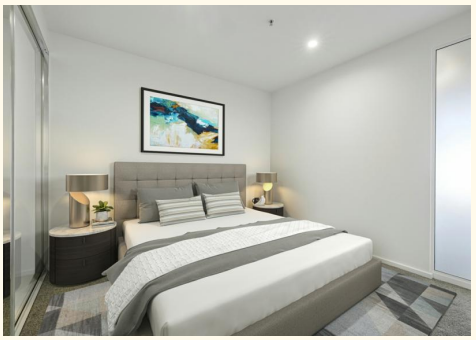
- " Canberra Centre —approx. 0.5 km
- " ANU —approx. 0.8 km
- " City Walk —approx. 0.3 km
- " Braddon cafés and restaurants —approx. 1.0 km
- " Light rail (Alinga Street) —approx. 0.3 km
- " Canberra City Bus Interchange —approx. 0.5 km

Disclaimer:
Disclaimer: All information contained herein is gathered from sources we consider to be reliable. However, we cannot guarantee or give any warranty about the information provided. Interested parties must solely rely on their own enquiries.

Photography Disclaimer: Some images may have been virtually staged to better showcase the true potential of the rooms and spaces in the home. Alternatively, while the property may have been staged for photography, it might be vacant during your inspection.











MORE DETAILS

Property ID	2GGZFHK
Property Type	Apartment
EER	6

Andrew Grenfell 0424 858 529
Salesperson | andrew.grenfell@ljhcanberracity.com.au

LJ Hooker Canberra City (02) 6249 7700
1st Floor, 182 - 200 City Walk, CANBERRA CITY ACT 2601
canberracity.ljhooker.com.au | sales@ljhcanberracity.com.au

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 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.

49/45 West Row, Canberra, ACT, 2601

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.