

5/2 the Mews, City

LOFT-STYLE APARTMENT WITH STUDY, 1.5 BATHROOMS & TWO OUTDOOR AREAS

Discover the space, style and convenience of inner-city living at the sought-after Metropolitan Apartments. Offering an impressive 75m² of internal living space +25m² outdoor space, this unique loft-style apartment features one bedroom plus a dedicated study area, 1.5 bathrooms and two private outdoor areas, making it an ideal choice for both owner-occupiers and investors.

The thoughtfully designed split-level layout creates a wonderful sense of space, with a generous open-plan living and dining area flowing seamlessly to a private courtyard, perfect for relaxing or entertaining. Upstairs, the light-filled study area complements the loft-style bedroom, while the additional balcony provides another private space to enjoy the outdoors.

The contemporary kitchen features stone benchtops, stainless steel appliances and a convenient mobile island bench. The spacious bedroom is complemented by a walk-through wardrobe and a well-appointed bathroom, while a separate powder room downstairs adds extra convenience for residents and guests. Brand-new carpets add a

1 2 1

FOR SALE

429,000+

VIEW

Sat 17th Oct @ 10:15AM - 10:45AM

AGENTS

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AGENCY

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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.



fresh touch to the apartment.

Comfort is assured year-round with reverse-cycle heating and cooling. The apartment also includes secure basement parking with internal access, providing added convenience and security.

Residents of the Metropolitan enjoy access to an impressive range of facilities, including an indoor pool, a gym set amongst landscaped surroundings.

Positioned in the heart of Canberra's CBD, you'll be just moments from the city's restaurants, cafés, bars, shopping and entertainment. Lake Burley Griffin and the vibrant NewActon precinct are also within easy reach, offering an enviable lifestyle with everything at your doorstep.

Whether you're looking for a spacious city home or an investment opportunity, this distinctive apartment combines generous proportions, versatile living spaces and an exceptional central location.

Features:

- " Spacious 75m² internal living area
- Unique split-level, loft-style design
- One generous bedroom plus a dedicated study area
- 1.5 bathrooms, including a separate powder room
- Two private outdoor areas: courtyard and upstairs balcony
- Brand-new carpets
- Contemporary kitchen with stone benchtops and stainless steel appliances
- Convenient mobile island bench
- Walk-through wardrobe
- Reverse-cycle heating and cooling
- Secure basement car parking with internal access
- indoor lap pool, gymnasium
- Communal BBQ area and landscaped grounds
- Vacant possession
- Prime CBD location close to dining, shopping, Lake Burley Griffin and NewActon

Essentials:

- " Internal Living: 75m² (approx.)
- " Outdoor: 25m² (approx.)
- " Total: 105m² (approx.)
- Rates: \$542 pq (approx.)
- Body Corporate: \$1910pq (approx.)
- Land Tax: \$671 pq (approx.) (Investors Only)
- Year Built: 2007
- EER: 4.5

Experience the best of city living with the space and flexibility rarely found in a one-bedroom apartment.

Disclaimer:

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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

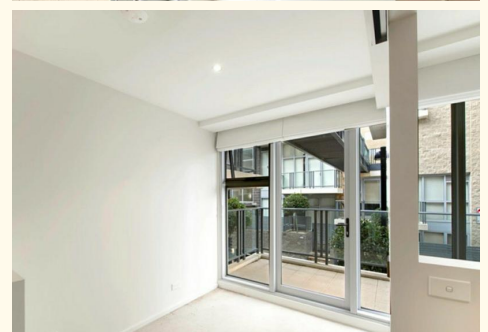
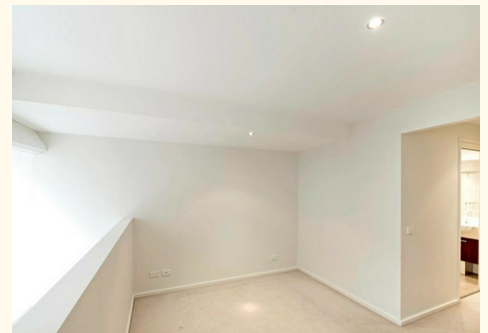
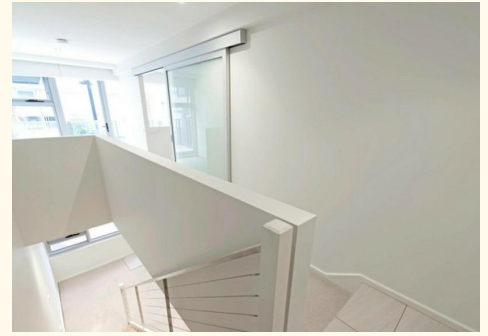
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EER 4.5

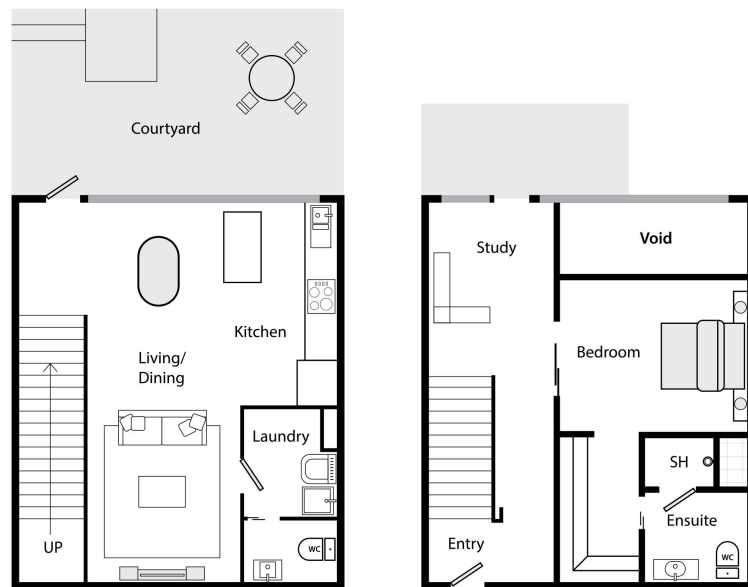
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The floor plan is not to scale; measurements are indicative and in metres. Exterior elements are not in position. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

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