



64/2 Edinburgh Avenue, City




## PROPERTY MUST SELL

Discover sophisticated city living in the heart of Canberra's CBD with this stylish one-bedroom, one-bathroom apartment with secure car accommodation, set within the highly sought-after Metropolitan complex.

Positioned on the seventh floor, the apartment is bathed in natural light and enjoys elevated, scenic outlooks, making it an ideal choice for first-home buyers, professionals, investors, or those seeking a low-maintenance urban lifestyle without compromise.

At the heart of the home is a functional and well-appointed kitchen offering ample storage and flexibility, seamlessly flowing into the open-plan living and dining areas. This inviting space extends to a private, peaceful balcony, perfect for relaxing or entertaining while taking in the city surrounds.

The generously proportioned bedroom is thoughtfully designed to maximise comfort and space, complete with a walk-in robe and convenient two-way bathroom access. Adding to the appeal, the apartment features a rare separate laundry, providing valuable additional storage and enhancing the practicality of this oversized inner-city residence.

1  1  1 

**FOR SALE**  
\$438,000+

**VIEW**  
By Appointment

**AGENTS**  
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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.

 **LJ Hooker**

For peace of mind, the apartment is equipped with a secure intercom entry system. Completing the package is one secure basement car space with an associated storage cage, offering both convenience and additional storage.

Whether you're seeking a smart entry into the Canberra market, a lock-and-leave city base, or a strong investment opportunity, 64/2 Edinburgh Avenue represents a lifestyle you'll love coming home to.

Resort-Style Complex Amenities with access to:

- Indoor heated swimming pool
- Fully equipped gym
- Sauna and communal BBQ garden spaces
- Landscaped podium gardens and social areas

Situated in the heart of Canberra's City Centre, The Metropolitan puts you within easy walking distance of:

- Trendy cafes, bars and restaurants in New Acton and Braddon
- Canberra Centre shopping precinct
- Entertainment venues
- Australian National University
- Light rail station, buses and key transport links

Features:

- 1 bedroom \* 1 bathroom \* 1 secure car space with a smart layout maximises comfort and practicality.
- Light filled open plan living that flows effortlessly to a private balcony, your perfect spot to unwind with city views.
- Modern kitchen with quality appliances and functional design for everyday living.
- Separate laundry
- Secure intercom entry for convenience and peace of mind.
- Split system heating/cooling keeps you comfortable all year round.

Living Size: 69m<sup>2</sup>

Balcony: 10m<sup>2</sup>

Rates: \$1,571 p.a (Approx.)

Land Tax: \$1,693 p.a (Approx.)

Body Corporate: \$1,333 p.q (Approx.)

## MORE DETAILS

Property ID	2ET2FHK
Property Type	Apartment
EER	6
Including	Air Conditioning Balcony Dishwasher Built-in-Robes

**Gabby Woods 0449 901 115**

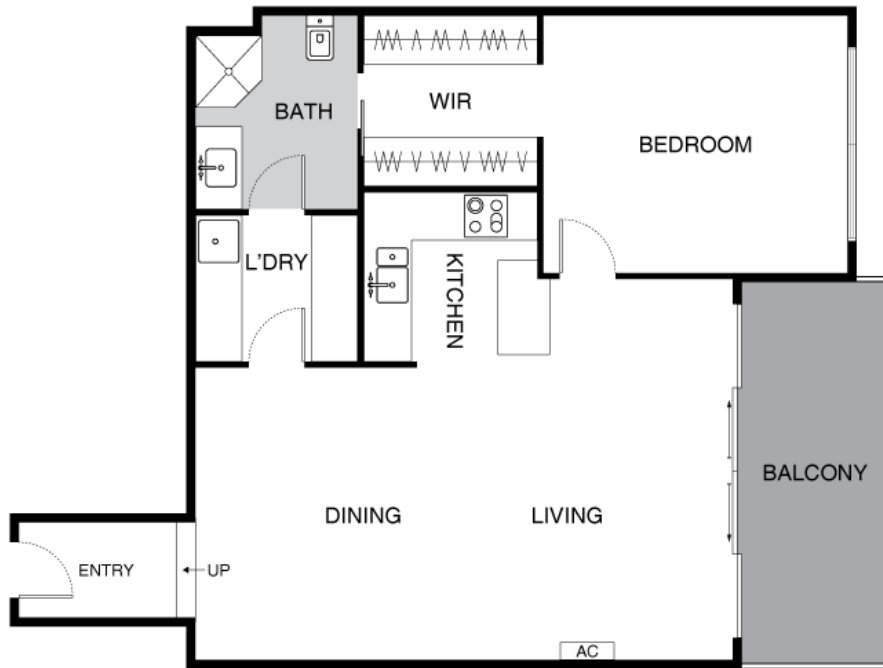
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**LJ Hooker Canberra City (02) 6249 7700**

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## Floor Plan



THIS FLOORPLAN IS INDICATIVE ONLY. DIMENSIONS ARE APPROXIMATE. ALL INFORMATION CONTAINED IS GATHERED FROM SOURCES WE BELIEVE TO BE RELIABLE. WE CANNOT GUARANTEE ITS ACCURACY AND INTERESTED PARTIES SHOULD RELY ON THEIR OWN ENQUIRIES.