

42/260 City Walk, City




Highgate. Refined City Living

Positioned in the very heart of Canberra City, Highgate is a luxury residential tower offering an elevated urban lifestyle with everything the city has to offer right at your doorstep. From vibrant dining and retail to major public and private offices and the nearby Australian National University, this is city living at its most convenient.

Occupants of Highgate enjoy exclusive access to an impressive suite of communal facilities on Level 9, including a sparkling swimming pool, BBQ and entertaining area, residents' lounge and theatre, and a well-equipped gymnasium, perfect for balancing lifestyle and wellbeing without leaving home.

Situated on Level 8, this apartment enjoys a leafy outlook and a thoughtful floorplan designed for both comfort and functionality. At 62sqm internal space and 11sqm balcony, this apartment has a functional layout and overall size advantage, larger than others in the area.

A welcoming entrance foyer with storage leads through to generous living spaces, complemented by well-proportioned ceilings and quality window furnishings throughout. The large bedroom and living offers direct access to the balcony, while the oversized modern bathroom adds a sense of luxury rarely found in city apartments.

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FOR SALE

Please Call

AGENTS

Virginia Stoker

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AGENCY

LJ Hooker Gungahlin

(02) 6213 3999

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**

The kitchen is both stylish and practical, featuring stone benchtops, ceramic cooktop, oven, built-in microwave, integrated dishwasher and breakfast bar, ideal for everyday living or entertaining. Generous storage is a standout feature, along with a European laundry and ducted reverse-cycle heating and cooling to both living areas and bedroom. Double glazed windows and sliding doors enhance comfort and energy efficiency, while the AC condenser is discreetly located away from the balcony for reduced noise and visual clutter.

A MESSAGE FROM THE OWNER

While the owner has never lived in the apartment, it has been a standout investment and, in their words, a genuine "good luck charm". Since purchasing the property, it has delivered strong rental performance, valuable tax benefits and long-term peace of mind, all with minimal stress.

The motivation to sell is not driven by urgency, but by opportunity, unlocking equity to fund the next chapter of family life. The intention is to pass this "golden goose" on to a new owner who recognises the value of its generous 64sqm internal size, sought-after parking position and strong long-term fundamentals.

A smooth transaction and a pristine handover are assured.

Whether you're seeking an exceptional city lifestyle, a high-performing investment, or both, this is a rare opportunity to secure a quality apartment with a compelling story to match.

AT A GLANCE

- Prime Canberra City location
- Luxury Highgate residential tower
- Smart, functional floorplan
- Entry foyer with storage
- Generous living with high ceilings
- Large bedroom with direct balcony access
- Oversized modern bathroom
- Stone-topped kitchen with quality appliances and breakfast bar
- Excellent storage plus European laundry
- Ducted, zoned reverse-cycle heating and cooling
- Double-glazed windows and sliding doors
- Walk to dining, retail, offices and Australian National University
- Exclusive Level 9 facilities: pool, BBQ area, residents' lounge, theatre and gym
- Level 8 position with leafy outlook
- AC condenser located away from balcony for reduced noise and clutter
- Secure intercom access
- Dedicated bin chute and recycling on the same level
- One secure allocated car space (Level 3) and storage cage. Pillar-protected car space with a true zero-contact design, allowing full door opening on both sides without risk of contact, a rare CBD feature offering exceptional convenience, security and peace of mind.

LOCATION HIGHLIGHTS

- 1 minute walk to Canberra CBD City Glebe Park
- 13 minute walk to Braddon Dining Precinct
- 6 minute drive to ANU/15 minutes walk to ANU
- 7 minute drive to Lake Burley Griffin
- 10 minute drive to Mount Ainslie

THE NUMBERS

- Strata: \$1,310pq approx.
- Rates: \$2,028pa approx.
- Land Tax: \$2,352pa approx.
- Internal Living: 62m²
- Balcony: 11m²

- Car Park: 14m2

MORE DETAILS

Property ID 369JGCY
Property Type House
EER 6

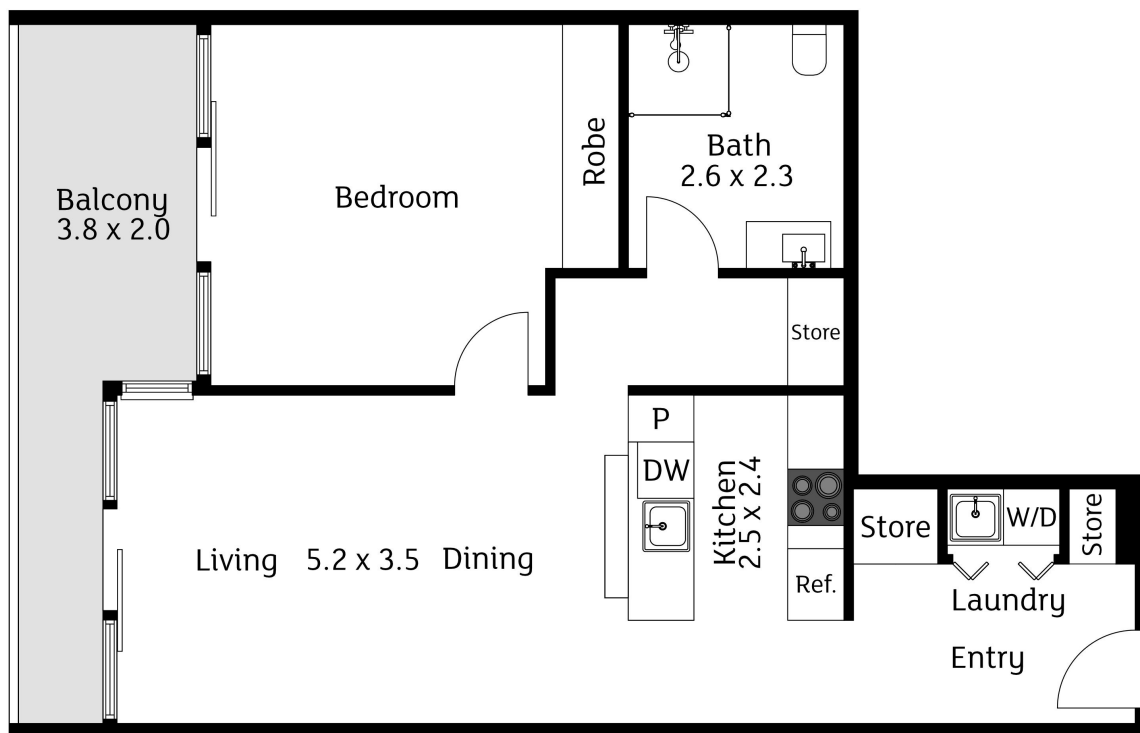
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The floor plan is not to scale; measurements are indicative and in metres. Exterior elements are not in position. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

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