



114/2 Akuna Street, City

## WE HEART CANBERRA

Right in the heart of Canberra, this one-bedroom apartment at Nesuto blends everyday comfort with the buzz of the city. Whether you're looking for a vibrant lifestyle or a smart investment, this is where convenience meets opportunity.

Step inside and you'll feel the space. With 63sqm of open-plan living spilling out onto a 14sqm balcony, mornings start with sunshine and the hum of the city below. The well-appointed kitchen, complete with generous bench space, invites both home-cooked meals and the option to simply wander out to one of the many award-winning restaurants on your doorstep.

The bedroom, with its mirrored built-in robe, provides a quiet retreat, while the neat bathroom and concealed laundry keep life streamlined. Ducted heating and cooling, tiled and carpeted finishes, and a design built for ease mean you can settle in and enjoy year-round comfort. Life at Nesuto offers more than four walls. You'll enjoy resort-style facilities including an indoor pool, sauna, fully equipped gym, cinema room, and a rooftop half-size tennis court with sweeping views of the city.

And then there's the location. With Canberra Centre just steps away, fashion, dining and groceries are sorted. Cultural highlights like the Canberra Museum and Gallery, Civic Square, Dendy Cinemas, and the Convention Centre are right at hand, while Lake Burley Griffin and seasonal favourites like Floriade are only a stroll away. With light rail

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**FOR SALE**  
\$260,000 - \$280,000

### AGENTS

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### AGENCY

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Interested parties must rely solely on their own enquiries.

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and the city bus hub nearby, the entire capital is within easy reach. Whether this is your first home or your next investment, here is your chance to secure a piece of the city - and live at the centre of it all.  
AT A GLANCE:

- Level 1 - 1 bedroom, 1 bathroom apartment in the Nesuto complex
- \* Size: 63sqm internal living, 14sqm balcony
- Open-plan living and dining area
- Well-kept kitchen with generous bench space
- Bedroom with mirrored built-in robe
- Functional bathroom with laundry cleverly hidden behind cupboard doors
- Tiled and carpeted finishes
- Resident facilities: indoor pool, sauna, cinema room, rooftop half-size tennis court
- " Investment opportunity or first step into city living
- " Walking distance to Canberra Centre, restaurants, cafés, casino, cinemas, Convention Centre, National Gallery, CIT
- Short walk to Lake Burley Griffin and seasonal events like Floriade
- 5 minute walk to the light rail and city bus hub

#### SIZE/RATES

Living Size: 63sqm approx.

Rates: \$2,239 p.a approx.

Land Tax: \$2,714 p.a approx.

Body Corporate: \$2,157.26 p.q approx.

EER: 6.0

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#### MORE DETAILS

Property ID	1HU1F9U
Property Type	Unit
House Size	77 m2
EER	6

#### Hannah Green 0422 381 055

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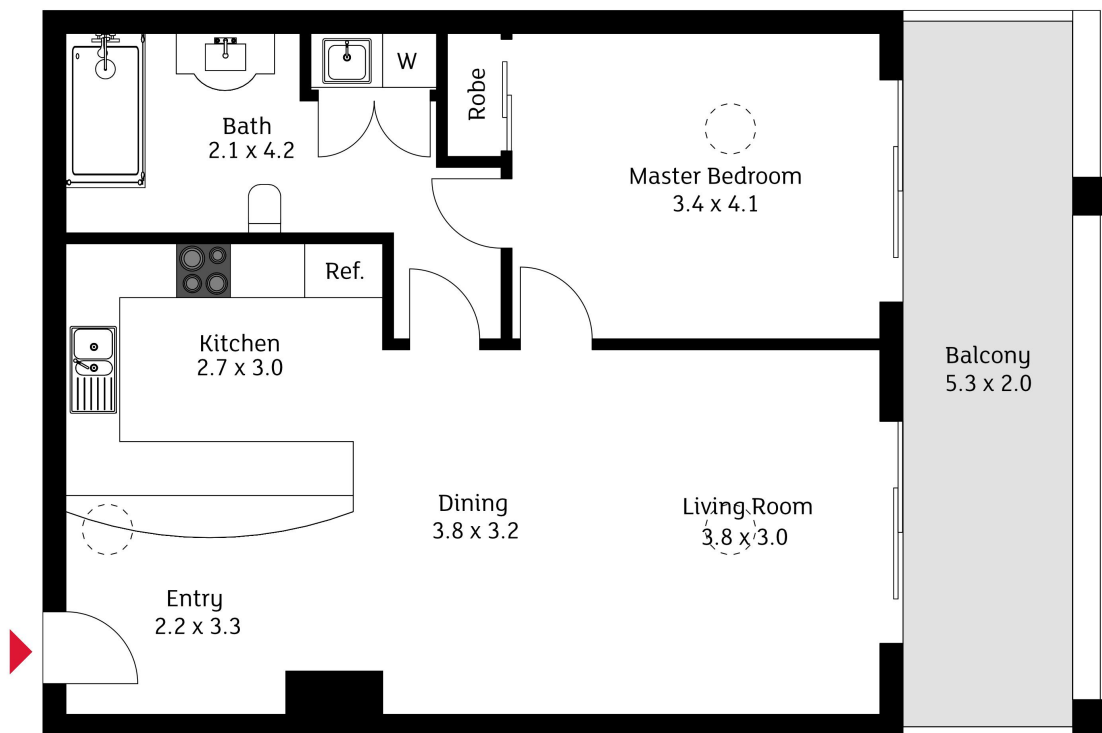
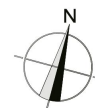
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The floor plan is not to scale; measurements are indicative and in metres. Exterior elements are not in position. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

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