







801/222 City Walk, City

Uninterrupted Mount Ainslie Views Spacious Top-Floor Living

Capturing beautiful views towards Mount Ainslie, this spacious three-bedroom, three-bathroom top-floor apartment presents an exciting opportunity to secure a generously proportioned home in one of the city's most convenient locations.

Set across a unique split-level floor plan, the apartment offers excellent separation between living and accommodation, with spacious interiors and balconies that have recently been renovated. Positioned to take full advantage of its elevated setting, the outlook is a standout feature, providing a beautiful backdrop and a sense of space that is increasingly difficult to find in the heart of the city.

The apartment is original throughout, offering the perfect blank canvas for those looking to renovate and modernise to their own taste. Whether you're an owner-occupier seeking to create your ideal city residence, an investor looking to add value, or a buyer searching for a property with genuine potential, this is an opportunity worth serious consideration.

The accommodation includes three generously sized bedrooms, two bathrooms and secure parking for two cars, while the spacious living

3 3 1

FOR SALE
$715,000+

VIEW
Fri 6th Nov @ 1:00PM - 1:15PM

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All information contained therein is gathered from relevant third parties sources.
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Interested parties must rely solely on their own enquiries.

areas provide plenty of scope to create a contemporary open-plan environment that takes full advantage of the views and natural light.

Beyond your front door, the best of Canberra's city lifestyle is within easy reach. Enjoy the convenience of nearby cafes, restaurants, bars, shopping, entertainment, Glebe Park, Canberra Theatre, recreational facilities and public transport, all while having the city's attractions right at your fingertips.

With spectacular Mount Ainslie views, a spacious split-level floor plan, two-car accommodation and recently renovated balconies, this is a rare opportunity to secure a substantial top-floor apartment and transform it into something truly special.

Original. Spacious. Full of potential. And with views like these, this is an opportunity you won't want to miss.

Internal: 109m2 (Approx)
Balcony's: 31m2 (Approx)
EER: 0.5 Stars
Body Corporate: $11,598 per annum
Rates: $2,533 per annum (Approx)

Features:

Spectacular views towards Mount Ainslie
Spacious three-bedroom, split-level top-floor apartment
Three generously sized bedrooms
Three bathrooms, including ensuite
Reverse-cycle air conditioning in the living area and all bedrooms
Spacious and versatile floor plan with excellent separation
Kitchen with stone benchtops
Electric cooking
Electric hot water
Recently renovated balconies
Two secure car spaces
Elevated position with an abundance of natural light
Expansive windows capturing the beautiful outlook
Original interiors offering an outstanding opportunity to renovate and modernise
Lift access from the basement car park
Ample storage throughout
Private balcony spaces ideal for entertaining or enjoying the views
Convenient city-fringe location
Close to cafes, restaurants, bars, shopping and entertainment
Moments from Glebe Park and Canberra Theatre
Easy access to public transport and the best of Canberra's CBD

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.



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MORE DETAILS

Property ID	2G9NFHK
Property Type	Unit
EER	0.5

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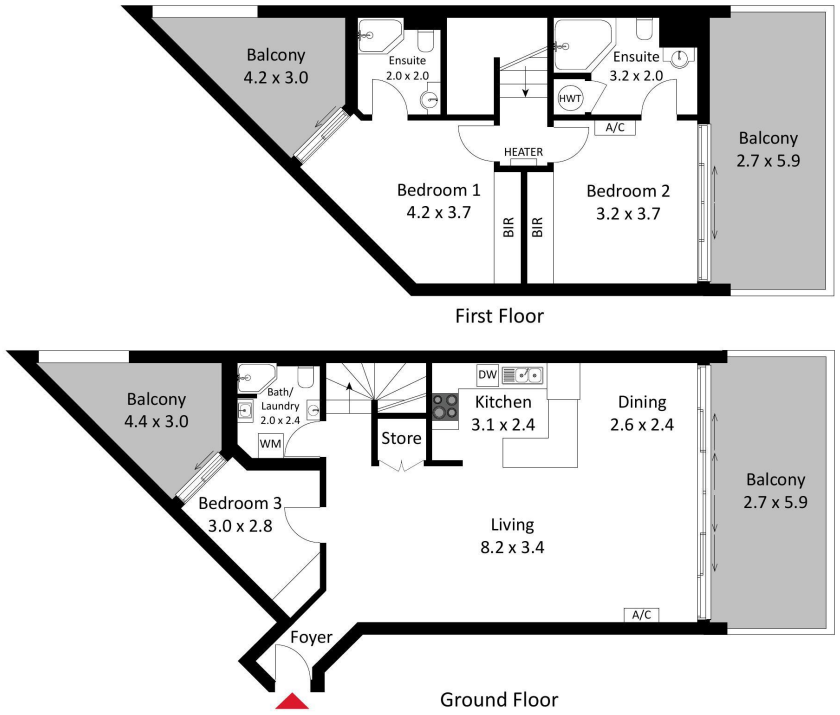








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The floor plan is not to scale; measurements are indicative and in metres. Exterior elements are not in position. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

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