

**1022/240 Bunda Street, City, ACT 2601**

**Sold Apartment**

Monday, 23 October 2023

1022/240 Bunda Street, City, ACT 2601

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Area: 89 m2**

**Type: Apartment**



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## Contact agent

Located in one of Canberra's most recognisable and sought-after development this gorgeous apartment really does tick all the boxes when it comes to inner city living. Perched high on the 10th floor it features an open plan design with a combined dining and living area, two well-proportioned bedrooms, floor-to-ceiling glazing and amazing views out towards Lake Burley Griffin. The kitchen and dining areas seamlessly connect to the main living area with direct balcony access and are bathed in natural light. The master bedroom features a walk-through robe, providing plenty of storage and practicality to this inner-City sanctuary. With two bathrooms and one secure car space, this residence ticks all the boxes for a range of potential residents seeking an effortless urban lifestyle. The quality of inclusions and the architectural touches are second-to-none and the high-end finishes are evident throughout the apartment. An elegant kitchen with a large island bench and stone benchtops, high-quality Bosch appliances, fully-tiled bathrooms and a European laundry ensure both practicality and convenience. The double-glazed windows and ducted reverse cycle air conditioning ensure the residents' comfort all year round. The complex facilities include the residents' gym, spa and an outdoor pool overlooking Glebe Park. Located in the heart of the City, right across the road from Canberra Casino and only moments away from Canberra Centre and numerous dining and entertainment options on Bunda St. Whether you are looking for a solid long-term investment or a place to call home, this stunning apartment is definitely worthy of your inspection. Please contact the agent if you would like to inspect the property outside of the scheduled open home timings.

**Apartment Features-** Light-filled open floor plan, luxurious finishes throughout - The walls have been recently repainted - Master bedroom with walk-through robe and ensuite access- Built-in robe with mirrored sliding doors to Bedroom 2- Engineered stone benchtops and Bosch appliances- Soft-close cabinetry in the kitchen- Gas cooktop, dishwasher provided- Downlights throughout the apartment- Floor-to-ceiling double-glazed windows- Full-height tiling in the bathrooms- Carpeted living areas and bedrooms, tiled kitchen and wet areas- European laundry with washer and dryer provided- Lift access and visitor intercom- Reverse cycle ducted air conditioning- Private underground parking for one vehicle- Allocated storage cage- All of the walls were recently repainted - Access to the residents' gym and outdoor lap pool

**Key Figures-** Internal Living 89m<sup>2</sup>- Balcony 17m<sup>2</sup>- Car space 14m<sup>2</sup>- Storage 2.7m<sup>2</sup>- Total entitlement: 122.7m<sup>2</sup>- Rates \$511 p/q- Land tax \$611.74 p/q (if rented)- Strata rates \$1,857.65 p/q- Rental estimate \$700 to \$720 p/w- Build: 2013- EER: 6 Stars

**Note:** all measurements, dimensions and costs are approximate and based on third-party information. The rates, land tax and strata levy figures are approximate only and subject to change. Potential buyers should conduct their own independent inquiries to confirm any provided information.