

1211/39 London Circuit, City, ACT 2601

Apartment For Sale

Sunday, 10 December 2023

1211/39 London Circuit, City, ACT 2601

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Area: 73 m2

Type: Apartment



Brett Hayman
0411414624



Martin Faux
0421593602

\$769,000 +

Situated in the heart of Canberra and created by the renowned and award-winning developer 'Crafted Group, 'The Capitol' showcases the best in modern city living. Designed with clean architectural lines, beautiful access to northerly light and modern finishes, including natural stone benchtops and top-of-the-line Siemens appliances, providing residents with a luxurious lifestyle. Positioned on the 12th floor featuring floor to ceiling windows, this apartment offers stunning views of the capital's skyline and is an amazing centre base to explore Canberra. The two bedroom floorplan comprises of open plan living areas adjoining the kitchen on one side and opening out to the northerly balcony on the other. The bedrooms both have built in robes and are serviced by the modern bathroom and ensuite. Residents of 'The Capitol' can enjoy an array of amenities, including a fully equipped gym, sauna, concierge service, and a convenient cool room for food deliveries, enhancing the ease and comfort of their daily lives. The central location of the building offers the convenience of cosmopolitan living, with an abundance of restaurants, clubs, cinemas, theatres, as well as the proximity to ANU, Civic Centre, and the light rail public transport system right at your doorstep. The construction of the project was undertaken by BLOC, a highly reputable builder recognized for their prestigious residential and commercial developments across the country. This desirable residence is available now and is expected to be in high demand. Don't miss out - contact us today to secure your opportunity.

Additional Features: 12th Floor Optional fully furnished purchase available Currently rented out as successful short stay accommodation Views to Mt Ainslie Stylish well appointed kitchen with stone-topped island bench, integrated dishwasher, induction cooktop, wall oven and range hood Ducted reverse-cycle air-conditioning Intercom access to the building Secure basement car park and lock up storage Hotel style foyer with a concierge Prime inner city location with quality restaurants, theatres, night clubs and bars at your doorstep Strolling distance to ANU, Civic centre and Commonwealth Park Rates: \$1,974 pa Land tax: \$2,386 pa Body Corp: \$5,245 pa EER: 6.0 Living: 73sqm