

1303/39 London Circuit, City, ACT 2601



Apartment For Sale

Friday, 5 April 2024

1303/39 London Circuit, City, ACT 2601

Bedrooms: 2

Bathrooms: 2

Parkings: 2

Type: Apartment



Richard Moses

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Offers over \$1,180,000

This prestigious residence embodies an unparalleled lifestyle enriched by five-star amenities and renowned design. Crafted by internationally acclaimed Architectus and curated by Fiona Lynch, the 2016 Australian Interior Designer of the Year, The Capitol sets the standard for urban luxury. With Lake Burley Griffin just a short walk away and the Australian National University within 400 meters, The Capitol embodies the essence of city living. Apartment 1303 showcases luxurious features meticulously designed to elevate your living experience. Apartment 1303 is perched abreast the top two levels of the Capitol and is perfectly positioned to encapsulate panoramic views of Lake Burley Griffin, Parliament House the City and beyond. As you enter, be greeted by the expansive, light filled and open plan kitchen, living and dining spaces, adorned with timber floorboards that seamlessly complement the contemporary aesthetic. For added convenience the apartments' lower level also offers a well equipped powder room and ample storage. The lower level offers seamless integration to the oversized external area which features a very impressive 7m high soffit allowing the entire apartment to encapsulate breathtaking views and sunlight. The double glazed sliding doors offer convenient access and provide the ideal setting for indoor and outdoor entertaining while the external tap and power outlets ensure practicality. The east-facing windows ensure an abundance of natural light throughout the living areas while ducted heating and cooling ensure year-round comfort. The gourmet kitchen features a full suite of Siemens appliances which include Siemens 60 cm oven, a Siemens induction cooktop, and Siemens fully integrated dishwasher. Upstairs you will find two very well appointed bedroom spaces with the master bedroom featuring a walk-in wardrobe and bespoke ensuite with heated flooring and brushed stainless steel Caroma fittings. Impressive views are encapsulated from both of the bedrooms and bedroom two has been designed to feature built in storage and convenient access to the main bathroom which has the added luxury of a bathtub and also heated flooring. Residents of The Capitol enjoy access to premier gym equipment at the Technogym, a private sauna room for relaxation and experience effortless living with Canberra's first residential concierge service, parcel delivery reception, and storage facilities. Two secured parking spaces with storage provide added convenience. Some of the many features include:

- Lake, Parliament House, War Memorial and CBD Views
- Siemens oven
- Siemens induction cooktop
- Siemens under mount rangehood
- Automated blinds
- East Facing
- Downstairs powder room
- Understair storage
- Ducted reverse cycle heating and cooling
- Underfloor heating to ensuite and bathroom
- Tap on balcony
- Engineered Timber Floorboards
- European laundry
- Residential concierge service. Parcel and delivery and storage.
- Technogym with private Sauna Room
- Spacious balcony with beautiful views
- Double glazed windows and sliding doors
- Two secured side by side parking spaces with storage.
- Internal: 98m²
- External: 21.5m²
- Total: 119.5m²

Don't miss the opportunity to make Apartment 1303 your new home. Contact us today to arrange an inspection and immerse yourself in the epitome of urban luxury at The Capitol. Disclaimer: All information regarding this property is from sources we believe to be accurate, however we cannot guarantee its accuracy. Interested persons should make and rely on their own enquiries in relation to inclusions, figures, measurements, dimensions, layout, furniture and descriptions.