

# 18/43 Hampton Circuit, Yarralumla, ACT 2600



## Apartment For Sale

Friday, 12 April 2024

18/43 Hampton Circuit, Yarralumla, ACT 2600

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 2**

**Type: Apartment**



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**\$949,900+**

Located in the prestigious suburb of Yarralumla, bordering the Embassy precinct, this exceptional two-storey apartment presents an unmatched standard of luxury living. Conveniently positioned near the Deakin and Barton offices with a brief drive to the City Centre and the stunning Lake Burley Griffin where you can enjoy scenic bike and walking trails, the Avva Apartment complex offers Luxury and convenience. Upon entering, prepare to be enchanted by the sophisticated design of this residence. A striking timber staircase, adorned with glass and chrome panels, leads you to the upper level and mezzanine floor. Here, you'll find breathtaking floor-to-ceiling double-glazed windows, offering panoramic views of the adjacent park. Nestled within the heart of the apartment, an enchanting atrium bathes the space in natural light, casting a radiant glow that illuminates every corner. Stretching gracefully upwards, the atrium boasts towering walls of translucent glass, allowing sunlight to cascade freely into the surrounding rooms, creating a sense of airiness and serenity. The lower level boasts elegant timber flooring and a contemporary kitchen featuring top-of-the-line Meile stainless steel appliances, including a dishwasher, induction cooktop, and steam oven. Expansive living and dining areas seamlessly flow onto both a private front courtyard and a rear courtyard, perfect for alfresco dining and entertaining. Ascending to the upper level, you'll discover two generously sized bedroom suites, each boasting its own modern ensuite bathroom. Additionally, the landing area presents an ideal space for a cozy sitting area or potential study nook. For added convenience, the apartment includes two allocated underground parking spaces and a storage room in the basement level, accessible via secure access doors. Water Rates \$186.77 PQ Council Rates \$615 PQ Land Tax \$817.87 PQ Strata \$1632.47 PQ