

# 21/41 Hampton Circuit, Yarralumla, ACT 2600

## Apartment For Sale

Tuesday, 19 December 2023



21/41 Hampton Circuit, Yarralumla, ACT 2600

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Area: 88 m2**

**Type: Apartment**



Shaun Iqbal

0416135270

**\$470,000+**

This updated, attractive spacious one bedroom apartment on ground floor with courtyard is now available to suit a modern lifestyle. Situated in lovely Yarralumla, amongst the embassies, established buildings and greenery, you're located in the heart of Canberra with Deakin and Yarralumla shopping centres only moments away. You will be able to relax or exercise by Lake Burley Griffin, sample the excellent coffee at the trendy Inner South cafes and enjoy fine dining restaurants all minutes away. Plus, the City, Parliamentary Triangle, and many Government departments are within easy reach, including by walking, biking or public transport. This modern apartment is boasting a superb location along with quality finishes throughout. Just refreshed throughout, this modern apartment features an open plan living area filled with loads of natural light. The living area seamlessly extends onto a good size courtyard to relax and enjoy on daily basis. The sleek and functional kitchen is complete with quality finishes, stone benchtops and Smeg stainless-steel appliances. With a colour palette throughout that is fresh and neutral, the apartment is a blank canvas to fill with your personal style. The generously sized bedroom has a mirrored built-in robe nearby a modern bathroom adding to the convenience of this apartment to enjoy living. Do not miss this apartment if you are looking to buy for living or an investment in this neighbourhood. Call us today to view before it's too late.

Property Features Include: Live in it or Rent it out - Rental assessment is \$500 to \$515 per week  
Just painted throughout  
New Timber looking floor covering  
Spacious apartment with amazing courtyard  
Boutique complex  
Open plan living area  
Loads of natural light  
Modern kitchen supplying ample bench & cupboard space  
Plenty of versatile storage spaces  
Large mirrored built-in robe in bedroom  
Reverse cycle air conditioning system  
Convenient modern bathroom  
Good size laundry  
Spacious Courtyard  
Lift access  
Basement car space  
Storage room next to car space  
Total Space = Living + Courtyard + Car + Storage = 88sqm

Do not miss this apartment if you are looking to buy for living or an investment in this neighbourhood. Call us today to view before it's too late.