

**23/41 Hampton Circuit, Yarralumla, ACT 2600**



**Apartment For Sale**

Thursday, 11 January 2024

23/41 Hampton Circuit, Yarralumla, ACT 2600

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**



Bree Prince  
0261821802



Taylor Minchin  
0400280894

**\$549,000+**

What you see: A ground floor courtyard apartment with an ideal floor plan, in a location second to none. What we see: Clever buying. See More: North facing living and alfresco Large open, unique floorplan Located in a quiet leafy area, opposite parkland Reverse cycle heating & cooling Build in wardrobe in the bedroom Modern studio kitchen design Two way access to the bathroom European style Laundry Quality appliances Spacious front courtyard Within 10 minutes' walk to Double shot Deakin Within 10 minutes' walk to Deakin shops Within 3 minutes' walk to Yarralumla primary Within 4 minutes' drive to Canberra Grammar Within 4 minutes' drive to Yarralumla bay Within 9 minutes' drive to Canberra CBD Living: 74m<sup>2</sup> Outdoor area: 24m<sup>2</sup> Built: 2013 EER: 6.0 Rates: \$1,758 p.a Land Tax: \$2,389 p.a (approx. applicable only when rented) Strata Fees: \$1,614 approx p.q Disclaimer: The above figures are approximate only. The material and information contained within this marketing is for general information purposes only. HIVE Property does not accept responsibility and disclaim all liabilities regarding any errors or inaccuracies contained herein. You should not rely upon this material as a basis for making any formal decisions. We recommend all interested parties to make further enquiries.