

516/39 London Circuit, City, ACT 2601



Apartment For Sale

Thursday, 16 November 2023

516/39 London Circuit, City, ACT 2601

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Area: 91 m2

Type: Apartment



Justin Ingram
0431116399



Jess Kercher

\$819,000+

Step into the heart of Canberra and discover your ideal residence. This exquisite two-bedroom ensuite apartment embodies contemporary elegance and the essence of urban living. Tucked away in a prime location within "The Capitol," this level five apartment unveils sweeping views over the park, across London Circuit to the Canberra cityscape. Upon entering, you'll be welcomed by an open plan living area featuring timber flooring and bathed in an abundance of natural light. The thoughtfully designed kitchen showcases a spacious corner bench, walk-in pantry and built-in wall oven and microwave, ideal for both culinary enthusiasts and those who love entertaining guests. Throughout the apartment, a soothing neutral colour scheme sets the tone, creating a tranquil ambiance that invites you to infuse your personal style into the space. Discover two generously sized bedrooms, each complemented by built-in robes. The main bedroom is complete with its private ensuite featuring a relaxing bath. Living in "The Capitol" extends beyond the confines of your apartment; it's a lifestyle. Residents enjoy exclusive access to a gym and a rejuvenating sauna. IMPORTANT FEATURES: * Two bedrooms with built-in robes * Modern bathroom with under floor heating and ensuite with bath * Panoramic views of Canberra city * Open plan living with timber flooring * Kitchen with large island bench * Single car basement parking * Gym and sauna facilities within the complex * On site Concierge * NBN FTTP ready * Located in the heart of the CBD * Walking distance to the ANU * Constructed by BLOC IMPORTANT NUMBERS: * Internal living: 91 sqm * External living: 13 sqm * Total: 104 sqm * EER: 6.0 Stars * Rates: \$525 pq approx. * Land tax: \$641 pq approx. * B/Corp: \$1,525 pq approx. * Rental estimate: \$800 - \$850 pw Disclaimer: The information contained herein is gathered from sources considered to be reliable, however MRKT Property accepts no responsibility for inaccuracies. All interested parties must solely rely on their own enquiries, inspections and confirm all information provided.