

57/3 London Circuit, City, ACT 2601



Sold Apartment

Tuesday, 15 August 2023

57/3 London Circuit, City, ACT 2601

Bedrooms: 2

Bathrooms: 2

Type: Apartment



Taylor Minchin
0400280894

\$750,000

Framed by the panoramic backdrop of the surrounding city and across towards Lake Burley Griffin to the south, an exciting cosmopolitan lifestyle awaits, owning and enjoying this revived and refreshed two bedroom ensuite, seventh-floor, southeast corner apartment. Moments from the planned light rail, (currently under construction), its ultra-convenient location will only be enhanced by this improved access to the Parliamentary Triangle and Woden Town Centre. Spend your mornings at any of the nearby cafes, or enjoy a short stroll to a variety of restaurants, eateries and entertaining venues. You might even consider taking afternoon strolls along the nearby Lake Burley Griffin boardwalk? A versatile floor plan includes an open plan living area, boasting expansive full-length windows; an enticing balcony embraced by morning sun, and a space-efficient kitchen, with island bench, encouraging informal day to day gatherings and casual entertaining. Both bedrooms are generous and include built-in robes. Quality appointments include ducted reverse cycle air conditioning, generous bathrooms and two security car parks. If where you live is important and you'd prefer to spend more time being where you want to be - rather than wasting time in traffic, getting to where you'd like to be, circle this one. FEATURES: • Two bedrooms • Ensuite - double vanity • Open plan living • Living area: 106m² • Balcony: 18m² • Fisher & Paykel dishwasher • Fisher & Paykel electric oven • Fisher & Paykel electric hot plates(4) • Rangehood • McQuay ducted reverse cycle a/c • Westinghouse clothes dryer • Hot water - individually metered • Two secure parking spaces • Unit plan 3063 • Unit entitlement 31 • Body corp: \$1,623.36 per quarter • General rates \$507.99 per quarter • Water rates \$175.50 per quarter • Current anticipated rental return: \$730 - \$760/week* • Land Tax(if tenanted): \$615.32 per quarter* Potential rental return \$760/week, during strong rental periods