

**703/39 London Circuit, City, ACT 2601**



**Apartment For Sale**

Thursday, 21 March 2024

703/39 London Circuit, City, ACT 2601

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: Apartment**



Richard Moses  
0412658235



Kevin Bi  
0411626206

## Price by Negotiation

Step into 'Apartment 703' and immerse yourself in a world of refined elegance. Introducing Apartment 703 at The Capitol, where sophistication meets convenience in the heart of Canberra City. Nestled at 39 London Circuit, this prestigious residence embodies an unparalleled lifestyle enriched by five-star amenities and renowned design. Crafted by internationally acclaimed Architects and curated by Fiona Lynch, the 2016 Australian Interior Designer of the Year, The Capitol sets the standard for urban luxury. With Lake Burley Griffin just a short walk away and the Australian National University within 400 metres, The Capitol embodies the essence of city living. Apartment 703 showcases luxurious features meticulously designed to elevate your living experience. As you enter, be greeted by the expansive, light filled and open plan interior, adorned with timber floorboards that seamlessly complement the contemporary aesthetic. Indulge in culinary delights within the gourmet kitchen, equipped with double Siemens 60 cm ovens featuring Microwave and Steam Function, a Siemens 90cm induction cooktop, Siemens integrated dishwasher and a fully integrated Fisher & Paykel 90cm Fridge/Freezer. Bask in the natural light streaming through the east-facing windows, while ducted heating and cooling ensure year-round comfort. The thoughtful layout offers segregated bedrooms for privacy, with the master bedroom boasting stunning views of Canberra City, a private ensuite featuring a bath and a walk-through robe. The second and third bedrooms, also generously sized, feature built-in robes and convenient access to the main bathroom. Revel in the comfort of electric underfloor heating in the ensuite and bathroom, complemented by electric remote-control blinds and heated flooring for added convenience. Residents of The Capitol enjoy access to premier gym equipment at the Technogym, a private sauna room for relaxation and experience effortless living with Canberra's first residential concierge service, parcel delivery reception, and storage facilities. Two secured parking spaces with storage provide added convenience. Some of the many features include: Siemens Double 60 cm ovens with Microwave and Steam Function Siemens 90cm induction cooktop Siemens 86cm under mount rangehood Ducted reverse cycle heating and cooling Fully integrated Fisher & Paykel 90cm Fridge / Freezer Underfloor heating to ensuite and bathroom Tap on balcony Side by side secure car parks Segregated bedrooms Engineered Timber Floorboards Expansive laundry Residential concierge service. Parcel and delivery and storage. Automated blinds East Facing Industrial style pillars Technogym with private Sauna Room Spacious balcony with beautiful views Double glazed windows and sliding doors Two secured parking spaces with storage cage Internal: 153m<sup>2</sup> External: 12m<sup>2</sup> Total: 165m<sup>2</sup> Currently tenanted for \$1,500 per week. Don't miss the opportunity to make Apartment 703 your new home. Contact us today to arrange a private inspection and immerse yourself in the epitome of urban luxury at The Capitol.