

804/39 London Circuit, City, ACT 2601



Apartment For Sale

Wednesday, 24 April 2024

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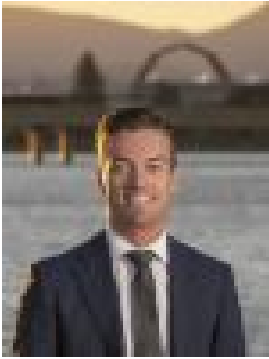
Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 66 m2

Type: Apartment



Samuel Fitzsimmons

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Offers Over \$635,000

Positioned in the prime location of London Circuit, this elegant two-bedroom residence is nestled within 'The Capitol' apartments, offering a luxurious lifestyle. Spread across 66m² of internal living space, the apartment boasts modern finishes, including natural stone benchtops and Siemens appliances ensuring a seamless blend of style and functionality. The apartment features a light filled open plan living area, Siemens kitchen appliances, large stone benchtops, and engineered oak timber flooring, adding to its appeal. The covered balcony provides the perfect place to wind down at the end of the day and take in the views of the city and the sunsets that frame Black Mountain. The two well-proportioned bedrooms feature mirrored built-in robes, double glazed windows and views of the city right through to Telstra Tower. The building offers additional amenities such as a Techno Gym and Wellness Centre while the hotel style concierge incorporates storage for package deliveries, dry cleaning collection and a cool room for online grocery deliveries. Other features include ducted reverse cycle air conditioning throughout, Cavalier Bremworth carpet in the bedrooms, intercom access, secure parking in basement 1 adjacent to the carpark entrance, and a storage cage. With the 2A light rail on London circuit already underway and a prime location so close to ANU, Canberra Centre and some of the finest restaurants and bars, you are sure to not want to miss this one!

Features:

- Level 8 overlooking Hobart Place greenspace
- Engineered oak timber flooring
- Siemens kitchen appliances, induction cooktop, convection oven and large stone benchtops
- NBN FTTP
- Large main bedroom with built-in robe
- Covered balcony with views of Telstra Tower
- Double glazed windows throughout
- Cavalier Bremworth carpet in bedrooms
- Ducted reverse cycle air conditioning
- Currently rented for \$669 per week periodically
- Complex amenities include a Techno gym & Wellness Centre for residences, featuring the 'Artis range' state of the art equipment, a cedar sauna and concierge desk
- Secure basement parking on basement 1 adjacent to the car entrance
- Prime location close to ANU, Canberra Centre, Commonwealth Park, Lonsdale Street and the City light rail station.

Stats: Internal Living: 66m² Balcony: 6.6m² Build: 2020 EER: 6 Body Corp: \$4,656 pa (approx) Rates: \$1,920 pa

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