

# 82/3 London Circuit, City, ACT 2601



## Apartment For Sale

Monday, 29 April 2024

82/3 London Circuit, City, ACT 2601

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**



Mark Larmer And Aaron Lewis  
0262091723



Jason El-Khoury  
0262091723

## Offers over \$495,000

This inner City apartment offers a large open plan living area. The floor plan boasts a 2-way bathroom design, spacious balcony and views across City Hill to Mt Ainslie, so you will always know what season it is when you look out of your windows. Where you live becomes a part of who you are; the atmosphere inspires you, the people on the streets influence you & the nearest café is soon to be your favorite spot. So why wouldn't you want to live in a thriving metropolis surrounded by the culture & convenience of the city. Welcome to 'The Metropolitan', where contemporary living is infused with comfort and ease. Situated within easy strolling distance to the City Centre, ANU, Lake Burley Griffin, the New Acton precinct and the light rail, there is always something to entertain and enjoy. This is truly a lifestyle location offering you the ability to leave the car at home and get excited about walking, biking, or scootering in your new neighbourhood. Live where you want, how you want, in the very heart of the nation's capital. Make sure to watch our detailed, walk through video it's our 24/7 salesperson for you to get an excellent feel for the features and benefits of this apartment inside and out. It's the most informative property video you will watch during your property search, but don't just take our word for it. To get a copy of the digital brochure containing an explanation of our friendly sales campaign and the full contract, just send us an email and it will be automatically sent to you. What buyers will love most:

- The views! Lovely, elevated outlook to the east
- Great views across City Hill to Mt Ainslie
- Excellent privacy with no other units looking in
- Currently vacant, move in now! No need to wait for tenants to vacate
- All of the furniture can be included for FREE
- Don't want the furniture, no worries, the unit be purchased vacant also
- Spacious bedroom with huge walk through robe
- Light, bright and airy
- Vacant possession with the option for early access prior to settlement

Apartment features:

- Modern kitchen with stone benchtops, stainless steel appliances, dishwasher, microwave, fridge, plus a large island bench that is on wheels so you can move it around giving you versatility with layout
- Open plan living which flows to a spacious balcony
- Large bedroom big enough for a king size bed with 4 x lots of mirrored robes & sliding door robes
- Reverse cycle air conditioning (heating and cooling)
- 2 way bathroom design that can be used as an ensuite or separately for guest access
- Brand new block out roller blinds
- Separate laundry room with upgraded bench top, dryer, washing machine, and double linen cupboard
- 1 car space plus a Colourbond enclosure

The Metropolitan features:

- Resort style facilities including an Indoor heated lap pool & sauna
- Fully equipped gym over two levels
- BBQ facilities in 2 x common courtyard/entertaining spaces
- NBN – FTTB (Fibre to the building)
- Video intercom with wifi (ordered and coming soon) & lift access
- Rubbish chute on each level
- On-site building manager
- Pets welcome (subject to body corporate notification)
- Walking distance to an array of Canberra's trendiest cafes & bars
- Short walk to The Australian National University & scenic Lake Burley Griffin
- The upcoming, stage 2 light rail stop is located on your door step on London Circuit

The Numbers: (approx.)

- Level 10
- Internal living area: 65m<sup>2</sup>
- Balconies: 9m<sup>2</sup>
- Total: 74m<sup>2</sup>
- Age of unit: 17 years old (built 2007)
- Strata levies: \$6,029 p.a.
- General rates: \$1,897 p.a.
- Land tax (investors only): \$2,271 p.a.
- Water & sewerage rates: \$702 p.a.
- Rental potential (furnished): \$550/pw
- Rental potential (unfurnished): \$510/pw
- Potential to rent the car space alone for \$75/week or \$3,900/year
- EER: 6 stars
- Strata manager: Signature Strata
- UP 3063 with 342 units spread over 8 buildings
- Total funds saved by the strata: \$3,354,509 as of 18/04/24

To Help Buyers

- We advertise a guide price which your offer must exceed.
- Offers can be conditional (subject to finance/valuation) or unconditional and on a contract with a waiver of the cooling off (preferred)
- We have a solicitor that can provide a FREE contract review and section 17 if required
- All offers are confidential & will not disclosed to other buyers for privacy purposes.
- A 5% deposit is acceptable on the exchange of contracts