

92/3 London Circuit, City, ACT 2601

ARCHER

Apartment For Sale

Thursday, 15 February 2024

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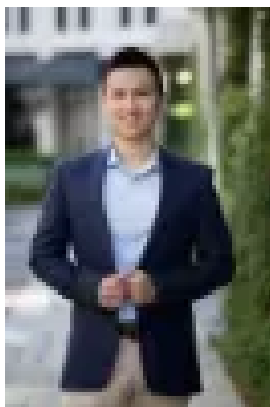
Bedrooms: 1

Bathrooms: 1

Parkings: 1

Area: 75 m2

Type: Apartment



Alex Wang

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Auction

Welcome to "The Metropolitan" in the heart of Canberra, where urban living meets comfort on the 12th floor. This North-facing apartment is filled with natural light and offers stunning views, including the city and Black Mountain. Everything you need is right outside your door: trendy cafes, bars, retail shops, and the New Acton precinct. The Australian National University (ANU) and Lake Burley Griffin are close by, and a new light-rail station is just across the street. Designed for both comfort and entertaining, this apartment features an open living and dining area that leads to a large balcony. Enjoy your morning coffee or evening drinks with a beautiful view. The kitchen is equipped with stone benchtops, stainless steel appliances, and includes a movable island for extra space and convenience. The bedroom is a haven of comfort, offering oversized windows that frame the views beautifully, a walk-in robe, and ensuite-style access to the bathroom. There's also a separate laundry area for convenience. Living at "The Metropolitan" means having access to luxurious amenities like an indoor swimming pool, gym, sauna, BBQ area, and a garden. This apartment is ready for you to move in, perfect for those looking for a stylish and convenient city lifestyle. This property presents a rare opportunity for downsizers, first home buyers and investors. Contact us today for more information and to schedule a viewing - don't miss out on this prime location and lifestyle!

Features:

- Living 64 m² + balcony 9 m²
- North Facing with abundant natural light
- Level 12 with stunning views
- Sunny entertainers balcony
- Open plan living and dining area
- Stainless Steel Appliance
- Stone benchtop
- Built-in wardrobes
- R/C Air conditioner in living area
- Two way ensuite style bathroom with full height tiles
- Separate laundry
- Rubbish chute and recycle room
- Underground secure carpark with storage
- Indoor swimming pool, fully equipped Gym, BBQ, Sauna and a podium garden

Particulars (all approx.) Year Built: 2007 Rent Appraisal: \$600/week (Furnished) Strata: \$1,309/quarter (including sinking) Rates: \$474/quarter EER: 6.0

DISCLAIMER We have obtained all information provided here from sources we believe to be reliable; however, we cannot guarantee its accuracy. Prospective purchasers are advised to carry out their own investigations and satisfy themselves of all aspects of such information including without limitation, any income, rentals, dimensions, areas, zoning and permits. Any figures and information contained in this advertisement are approximate and a guide only and should not be relied upon for financial purposes or taken as advice of any nature. Individuals, Self-Managed Super Funds, companies, anyone or entity, should make their own inquiries and seek their own advice and rely only upon those inquiries and advice. Archer does not guarantee the accuracy of the information above and are not financial advisers or accountants and do not provide any of the above information as advice of any nature.

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