

10/49 Hampton Circuit, Yarralumla, ACT 2600



Apartment For Sale

Tuesday, 2 July 2024

10/49 Hampton Circuit, Yarralumla, ACT 2600

Bedrooms: 3

Bathrooms: 3

Parkings: 2

Area: 198 m2

Type: Apartment



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By negotiation

Presenting an extraordinary opportunity to own a stunning, meticulously crafted double-storey penthouse that is truly beyond compare. With views that span across serene parklands and the iconic Telstra Tower, this residence epitomises luxury and elegance in the prestigious Inner South of Canberra. Key Features:

- **Expansive Living Spaces:** This top-floor penthouse offers a generous 198m of refined living space, accompanied by 57m of sophisticated external living across three distinct entertaining areas. The grand open-plan living area features impressive double-height voided ceilings and floor-to-ceiling windows, flooding the space with an abundance of natural light.
- **Exceptional Craftsmanship:** Constructed over two levels with the utmost attention to detail, this residence exemplifies superior craftsmanship. Tasmanian oak timber floors, an elegant timber staircase, and double-glazed windows highlight the quality and finesse throughout.
- **Luxurious Bedrooms and Bathrooms:** Accommodation includes three spacious bedrooms and three designer bathrooms, all adorned with floor-to-ceiling tiles and premium fixtures. The master suite serves as a private sanctuary, offering an unparalleled level of comfort and luxury.
- **Gourmet Kitchen:** The state-of-the-art kitchen is appointed with stone benchtops, European tapware, and a substantial island bench. It features top-tier Miele appliances, including a built-in coffee machine, wine fridge, and steamer.
- **Exclusive Amenities:** The property includes a separate laundry, intercom, and lift access, as well as a brand-new outdoor LG unit. Ducted heating and cooling systems provide optimal climate control throughout the year.
- **Secure Parking:** The penthouse includes an underground double car garage, ensuring secure and convenient parking.
- **Huge Basement Storage Area:** Ample space for all your storage needs.
- **Small Complex:** Only 11 units, offering exclusivity and privacy. Seize this unparalleled opportunity - contact us today to arrange a private viewing and discover the epitome of penthouse living in Yarralumla. Living: 198m² approx. Terraces: 57m² approx. Body corporate: \$2875 per quarter. Rates: \$703 per quarter. Land Tax: \$916.05 per quarter. EER: 6 stars approx.