

18/41 Hampton Circuit, Yarralumla, ACT, 2600



Apartment For Sale

Wednesday, 16 October 2024

18/41 Hampton Circuit, Yarralumla, ACT, 2600

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Type: Apartment

Modern Elegance in Yarralumla's Prestigious Form Apartments

Tucked away in the exclusive "Form Apartments" in Yarralumla, this elegant one-bedroom apartment presents an ideal fusion of contemporary design and a peaceful, sought-after location. Set amidst the diplomatic enclave and heritage homes of this prestigious suburb, it's a perfect haven for those looking to embrace a sophisticated urban lifestyle.

This apartment's open-plan design is accentuated by north-facing, floor-to-ceiling windows, filling the space with abundant natural light and opening out to a sun-kissed balcony with picturesque views. The modern kitchen features sleek stone benchtops, generous storage, and top-quality Smeg appliances, including a ceramic cooktop, under-bench oven, dishwasher, and recessed double sink.

The generously sized bedroom comes with a large mirrored wardrobe and its own heating and cooling unit. The stylish bathroom is finished with floor-to-ceiling tiles, a custom stone vanity, ample storage, and a luxurious walk-in shower. Additional conveniences include secure basement parking, a private storage cage, and a European laundry with a combined washer and dryer.

Positioned in one of Canberra's prime locations, this apartment offers an unbeatable lifestyle. Enjoy leisurely walks around Lake Burley Griffin, relax in nearby cafés, or take advantage of easy access to the City, the Parliamentary Triangle, and Government departments via foot, bike, or public transport.

Key Features:

- Coveted Yarralumla address
- Close proximity to the Parliamentary Triangle
- Easy access to Kingston and Manuka shopping and dining
- Steps from Lake Burley Griffin

Apartment Highlights:

- Part of the boutique "Form Apartments" development
- Spacious one-bedroom layout with north-facing windows
- Cross-ventilation through north and south-facing windows
- Bright living area with views of Telstra Tower
- Gourmet kitchen with stone benchtops and Smeg appliances
- Bathroom with custom vanity, storage, and walk-in shower
- European-style laundry with washer/dryer included
- Reverse cycle heating and cooling in both living area and bedroom
- Secure intercom access
- Single basement car park with lockable storage
- Lift access to Level 2
- Rental Estimate: \$530-\$550 p.w. (approx.)

Property attributes:

- Internal living: 58m²
- Balcony: 6m²
- Year Built: 2014
- Energy Efficiency Rating (EER): 6

Outgoings: Approx

- Rates: \$680 p.q. (approx.)
- Strata: \$850 p.q. (approx.)
- Land Tax (investors only): \$532 p.q. (approx.)

For more information or to learn more about this property, please get in touch with Ajay Mehta at 0414 685 011.

The images shown are for illustration purposes only and may not accurately represent the product.

Disclaimer:

Any interest in this property should be registered with the ONE AGENCY GUNGAHLIN. The contents of the proposal do not form part of the contract. While care has been taken in their preparation, no responsibility is accepted for the accuracy of the whole or any part, and interested persons are urged to seek legal advice and to make their own inquiries and satisfy themselves in all respects.