

6/49 Hampton Circuit, Yarralumla, ACT 2600



Apartment For Sale

Wednesday, 26 June 2024

6/49 Hampton Circuit, Yarralumla, ACT 2600

Bedrooms: 2

Bathrooms: 2

Parkings: 2

Area: 179 m2

Type: Apartment



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\$799,900+

Experience the epitome of Inner South living in prestigious Yarralumla with this captivating double-storey walk-up apartment. Situated across from lush parklands and just a short drive from Yarralumla and Deakin shops, as well as the vibrant cafes and restaurants of Manuka and Kingston, this residence offers unparalleled convenience and lifestyle. Nestled within the boutique "Aarne" complex of only 11 apartments, this home boasts unique architecture highlighted by floor-to-ceiling double-glazed windows that flood the space with natural light. An elegant entry featuring a double height void giving a real sense of space. The ground floor hosts the expansive living area, encompassing the lounge, dining space, galley-style kitchen, powder room, and laundry facilities. Glass sliding doors seamlessly connect to the private front, side, and rear low-maintenance courtyards, providing ample space for entertaining guests. Upstairs, each large bedroom features built-in robes and its own ensuite bathroom for ultimate comfort and privacy. A sunlit study area offers plenty of space for bookcases and a desk, complementing the stunning timber floors that enhance the light-filled living spaces. Additional features include: - Two allocated car spaces (side by side) and a huge personal 16m² storage room. - Basement garage - NBN connectivity via fibre to the node - Wall-mounted reverse cycle air conditioners - Electric hot water service - Double glazed windows Don't miss the opportunity to call this exceptional residence your own. Reach out to schedule a viewing today. Total floor area: 120sqm Ground floor area: 61 sqm First floor area: 59 sqm Rear terrace: 26 sqm Courtyard: 33 sqm *** all measures/figures are approximate*** Rates - \$620 Land Tax - \$833.12 Body Corporate - \$1975 Water - \$186.77