

**707/240 Bunda Street, City, ACT, 2601**



**Apartment For Sale**

Thursday, 15 August 2024

707/240 Bunda Street, City, ACT, 2601

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 2**

**Type: Apartment**

## 7th floor Luxury Apartment at Manhattan

Nestled within the esteemed 'Manhattan on the Park' complex, this sophisticated 2-bedroom apartment epitomizes refined urban living, offering unparalleled convenience with an array of amenities just moments away.

Situated on the 7th floor, the residence boasts a meticulously designed open-plan layout, bathed in natural light from expansive floor-to-ceiling windows. This leads seamlessly to a generous entertainer's balcony, showcasing breathtaking panoramic views of Mount Ainslie and the City. The gourmet kitchen is equipped with premium Bosch appliances, a gas cooktop, a substantial island bench, and ample storage. The apartment features two well-appointed segregated bedrooms, one with a built-in robe, and is complemented by a main bathroom. The master suite is enhanced with a walk-in robe, an ensuite, and direct balcony access. Both bedrooms are graced with floor-to-ceiling windows, offering captivating vistas.

Residents of 'Manhattan on the Park' enjoy exclusive access to a suite of resort-style amenities, including a pool, spa, gymnasium, and barbecue area. The prime location ensures effortless access to the City's vibrant bars, cafes, restaurants, as well as the Canberra Centre and Glebe Park, which are conveniently located across the road. This property presents an exceptional opportunity for those seeking a dynamic lifestyle or astute investors looking for strong rental returns or Airbnb potential. Secure this distinguished residence today.

Features:

In Summary:

- 99m<sup>2</sup> of internal living space
- Located on the 7th floor with expansive views towards Mount Ainslie
- Bright and airy open-plan living area
- Gourmet kitchen featuring Bosch oven and gas cooktop, substantial island bench, and ample -storage
- Two segregated bedrooms, one with a built-in robe
- Master bedroom with walk-in robe and ensuite
- Spacious main bathroom with sizeable shower and floor-to-ceiling tiles
- Additional storage in the entry and European-style laundry
- Large entertainer's balcony
- Two basement side-by-side car spaces with storage facilities
- Resort-style amenities including pool, spa, gymnasium, and barbecue area
- Ideal for both city living and investment opportunities

Figure Summary (approx.)

- Rates \$523p/q
- Body Corporate \$1369.95p/q
- Land Tax \$627p/q