

712/39 London Circuit, City, ACT, 2601

ARCHER

Apartment For Sale

Friday, 6 September 2024

712/39 London Circuit, City, ACT, 2601

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Type: Apartment



Alex Wang

North-facing sunlit apartment with city center convenient! - Ready for move in!

Experience the ultimate in city living with this stunning 2-bedroom apartment in "The Capitol" building. Perfectly positioned for convenience, this apartment offers immediate access to the upcoming 2A light rail station and a vibrant array of amenities, including restaurants, cafes, shops, medical centers, public transport, the Canberra Centre, and the Australian National University.

Boasting an impressive North-facing position, this apartment captures an abundance of natural light throughout the open plan living area, which opens out onto a large balcony overlooking city and mountain views - the perfect place to relax or entertain.

Both generously sized bedrooms feature built-in wardrobes, while the modern kitchen boasts premier appliances and ample pantry storage, making it a chef's delight.

In addition to the apartment's impressive features, residents of "The Capitol" enjoy access to a range of luxury amenities, including a gym with a sauna, hotel-style concierge services, secure package storage, dry cleaning collection, and a cool room for online grocery deliveries.

With a high-demand location and superior amenities, this apartment offers not only a chic city lifestyle but also an excellent opportunity for investors seeking high rental yields

This apartment is a fantastic opportunity for those seeking a stylish city lifestyle or a great investment opportunity. Contact us for more information and book in an appointment today!

Features:

- North facing on Level 7
- Double-Glazed Floor to ceiling window and sliding door
- Ducted R/C air-conditioning
- Both bedrooms with built-in wardrobes
- European-style laundry including dryer
- Stone Benchtop
- Gym and Sauna
- Secure Carpark with storage
- Hotel style foyer with a (5 day - 10am to 6pm) concierge
- Cool room for online grocery deliveries

Particulars (all approx.)

Living: 73 m² + Balcony: 11 m²

Year Built: 2010

Strata: \$1,109/quarter

Rates: \$508/quarter

Rental Estimate: \$680~700/week

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.