

73/3 London Circuit, City, ACT, 2601

Apartment For Sale

Thursday, 22 August 2024

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Bedrooms: 2

Bathrooms: 2

Parkings: 2

Type: Apartment



Grahame O'Brien

Stunning 2 Bedroom Corner Apartment with Panoramic City Views - Level 9, Metropolitan Development

Welcome to your dream home in the prestigious London Tower, part of the highly sought-after Metropolitan development. This stunning 2-bedroom, corner apartment on level 9 offers a rare opportunity to experience city living at its finest.

From the moment you step inside, you'll be captivated by the abundance of natural light streaming through expansive windows, highlighting the breathtaking, elevated views of the city skyline. With a north-facing living area, this apartment is bathed in sunlight throughout the day, creating a warm and inviting atmosphere.

The expansive living room flows seamlessly into the open-plan kitchen, which is perfect for entertaining or enjoying quiet nights in. The kitchen features an island cooking bench, an updated cooktop, and high-quality appliances that will delight any home chef.

The spacious main bedroom offers a private retreat with a built-in robe and a luxurious ensuite bathroom. Pamper yourself in the double vanities and unwind in a space adorned with floor-to-ceiling tiles. The second bedroom offers an incredible flexibility, perfect as a guest room with a pull-out double bed or a comfortable home office.

Completing the apartment is a separate laundry room with ample storage space, ensuring convenience and practicality. Plus, you'll enjoy the luxury of side-by-side double car parking, a true rarity in city living.

As a resident of the Metropolitan, you'll have access to a range of premium amenities, including a large indoor heated lap pool with spectacular views, two fully equipped gym areas, a relaxing sauna, communal BBQ areas, and tastefully updated lobbies.

Don't miss out on this exceptional property, offering the perfect blend of luxury, location, and lifestyle.

Features:

- Functional 2-bedroom design with ensuite
- Spacious open plan living area surrounded by full height double glazed windows.
- Flexible 2nd bedroom or home office
- High level 9th floor corner apartment
- Sunny North aspect
- Views from Black Mountain, the City & through to the lake
- Covered corner balcony great for entertaining
- 2nd balcony in ensuite bedroom
- Double basement parking (side by side) & storage
- Heated indoor lap pool
- Two gyms & sauna
- Well established communal gardens & BBQ areas
- Within easy walking distance to ANU, vibrant City Centre
- Lake views from the balcony
- Separate laundry room

Essentials: (Approximately)

- Living area: 100m²
- Balcony size: 14m²
- Total combined area: 114m²
- Rates: \$1,396 p.a.
- Land tax (investors only): \$1,613 p.a.

- Units plan number: 3063
- Strata company: Signature Strata
- Levies: \$8,200 p.a
- Age: 17 years (Built 2007)
- Expected Rental return: \$700 - \$730 per week