

11/41 Hampton Circuit, Yarralumla, ACT, 2600



Unit For Sale

Friday, 18 October 2024

11/41 Hampton Circuit, Yarralumla, ACT, 2600

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Type: Unit

A prestigious apartment with art and culture at your doorstep

Greeted by a lush garden that adds a touch of tranquility to the complex, this 1 bedroom, 1 bathroom apartment demonstrates the sophistication and practicality of the Yarralumla area to perfection.

Step inside to discover a sleek and modern kitchen featuring stunning caesarstone benches and high-quality appliances, perfect for any culinary enthusiast. The thoughtfully designed layout and staircase clearly distinguishes the living and resting areas, allowing for the perfect balance of openness and coziness. This balance is further emphasized by the generously sized balcony which enhances the apartment's inviting atmosphere, it's the perfect space for entertaining or unwinding. The apartment boasts a spacious bedroom, designed for comfort and equipped with built-in robes to fulfil all your storage needs.

Surrounded by beautiful embassies, stunning parks, museums, and art galleries: this home is a stunning retreat for foodies, artists, investors and professionals alike. Just a short stroll over the bridge brings you into the bustling city CBD or with a short drive south you'll find yourself at the centre of the Woden valley. Additionally, the lively atmospheres of Manuka and Kingston are only minutes away, where you can relish in the delights of boutique shopping, exquisite dining, and delightful cafes that will satisfy your culinary and creative curiosity.

Located close to:

Parliamentary triangle

Questacon

National Gallery of Australia

National Portrait Gallery

National Library of Australia

Royal Australian Mint

Australian War Memorial & Museum

The Picturesque Lake Burley Griffin

Canberra Institute of Technology

Defence Force establishments

Charles Sturt University

Red Hill Lookout and walking trails

Federal Golf club

Royal Canberra Golf Club

Yarralumla Dog Park

Key Features:

Multi level apartment with staircase

1 bedroom, 1 bathroom and 1 car apartment with storage cupboard

Balcony

Freshly painted

Close to public transport

Neighbours with the nation's finest collection of art, history, literature and

Outgoings:

EER: 6

Built: 2013

Residence size: 77 sqm

Balcony: 7sqm

Units on units plan: 31

General Rates: \$1,788 p.a approx.

Land Tax (if rented): \$2,465 p.a approx.

Body corporate levies: \$ 6,190.12 p.a approx.