

318/240 Bunda Street, City, ACT, 2601

Unit For Sale

Monday, 14 October 2024



THE
PROPERTY
COLLECTIVE

318/240 Bunda Street, City, ACT, 2601

Bedrooms: 2

Bathrooms: 2

Parkings: 2

Type: Unit



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Anticipated buyer interest from \$800,000+

North East Facing over looking Glebe Park - A Seamless Blend of Luxury, Space, and Prime Location

Nestled in the heart of the city, this elegant apartment offers an enviable lifestyle, with uninterrupted views of Glebe Park and easy access to the vibrant surrounding amenities. Whether you're drawn to the tranquil greenery or the buzz of city living, this home offers the perfect balance.

Upon entering, you'll be greeted by an open-plan living and dining area that exudes warmth and sophistication. Freshly painted with new plush carpet, the space feels light and airy, enhanced by high ceilings, large sliding doors, and tinted, double-glazed windows that seamlessly blend the indoors with the outside terrace.

The kitchen is a culinary dream, featuring marble benchtops, a large island, Bosch appliances, and gas cooking. With its feature open shelves, soft-close drawers, and generous storage, this kitchen is not only stylish but also perfectly functional, ideal for entertaining or casual dining.

The bedrooms are thoughtfully designed for comfort and privacy. The main bedroom, northeast facing, offers tree-top views of Glebe Park and direct access to the terrace, along with a walk-in robe and custom joinery. The ensuite bathroom features luxurious touches such as Grohe tapware, floor-to-ceiling tiles, and a floating vanity with additional storage. The second bedroom, also with terrace access, includes mirrored built-in robes and ample custom storage.

Beyond the interiors, the apartment offers practical conveniences, including two side-by-side car parks and two large storage cages. The expansive terrace, surrounded by greenery, provides a serene escape while still being connected to the heart of the city.

Located just moments from Canberra's premier dining, shopping, and entertainment precincts, this apartment offers unparalleled access to everything you need. Residents of Manhattan on the Park also enjoy exclusive access to luxurious amenities, including a fitness centre and a stunning pool overlooking Glebe Park. Envision yourself in this exceptional residence, where luxury and lifestyle meet.

The Perks:

- Private terrace surrounded by greenery and views to Glebe Park
- 2 side-by-side car parks and 2 large storage cages
- Segregated bedrooms for privacy
- Main bedroom offers northeast facing tree-top views to Glebe Park
- Direct access to the terrace from the main bedroom
- Walk-in robe with custom joinery
- Ensuite featuring floor-to-ceiling tiles, Grohe tapware, floating vanity, and additional storage behind the mirror
- Second bathroom with floor-to-ceiling tiles, Grohe tapware, and plenty of storage
- Second bedroom is north facing, with terrace access, mirrored built-in robes, and custom joinery
- Marble benchtops, large island, Bosch appliances, gas cooking, and soft-close drawers in the kitchen
- Adjacent large linen cupboard and European laundry
- Freshly painted throughout
- New plush carpet
- Open-plan living and dining with large sliding doors to the terrace
- Tinted, double-glazed windows throughout
- Quality roller blinds
- High ceilings throughout
- Ducted reverse cycle heating and cooling
- Exclusive access to residents' amenities including a pool and fitness centre

The Numbers:

- Internal living: 97m2
- Terrace: 39m2
- Rates: \$536.30 per quarter approx.
- Land tax: \$685.84 per quarter approx.
- Strata: \$1,915.75 per quarter approx.
- EER rating: 6 Stars