

515/39 London Circuit, City, ACT, 2601



Apartment For Sale

Thursday, 16 January 2025

515/39 London Circuit, City, ACT, 2601

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: Apartment



Rita Feng

0432109538

North facing with mountain view , a perfect floor plan - Move in now and enjoy!

This apartment is located in the prestigious 'The Capitol Residence' and it has a perfect floor plan for both first home buyers and investors. You will enjoy the convenience of city living with easy access to a wide range of amenities, including restaurants, cafes, shops, medical centers, public transport, the Canberra Centre, and the Australian National University.

The generously sized main bedroom features a large built-in wardrobe and has its private access to the balcony. The 2nd bedroom also comes with a built in robe, and its perfect to be set up as a guest bedroom or home office.

The modern open-plan kitchen is equipped with high-quality appliances, ample storage and pantry space, and a full size stone benchtop.

In addition to the apartment's impressive features, the building offers residents access to a spacious foyer, a fully equipped gym and Sauna, a concierge service with cold storage room for deliveries with perishable content - providing the ultimate in luxury and convenience".

Features:

- Spacious living area with north aspect, enjoys lots of natural light and mountain view.
- Main bedroom is also north facing with view towards Black mountain. Direct access to the balcony.
- 2nd bedroom comes with built in robe and it's spacious enough to fit a queen size bed. Perfect to be set up as a guest bedroom or a 'home office'.
- Ducted R/C air-conditioning in the living area and in both bedrooms.
- Extra high ceiling. a Engineer timber floor in living/dining area.
- Double glaze windows and sliding doors through out.
- Spacious and functional living area.
- European-style laundry hidden in bathroom, doesn't take up space.
- Open kitchen with full size stone bench top and high-end appliances: siemens induction cook top, dishwasher, built in oven.
- Concierge service with cold storage room for deliveries
- Secure Carpark with storage
- Gym and Sauna

Location and Convenience:

- Located in the heart of the CBD, 3 mins walk to the Australian National University;
- Within 5 minutes' walk to light-rail and bus interchange;
- Within 5 minutes' walk to Canberra center;

Living : 57m2 (approx..) Balcony : 6m2 (approx..) Total Built: 63m2 (approx..)

B/Corp: \$820 pq approx. Rates: \$470 pq approx. Land tax (when rented): \$480 pq approx.

Rental estimate: \$650-\$670 per week

This apartment will not stay in market for long. Please contact agent for more information or arrange a private viewing.