

# 6/41 Hampton Circuit, Yarralumla, ACT 2600



## Apartment For Sale

Wednesday, 7 February 2024

6/41 Hampton Circuit, Yarralumla, ACT 2600

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Area: 88 m2**

**Type: Apartment**



Shaun Iqbal

0416135270

**\$470,000+**

Situated in lovely neighbourhood amongst the embassies, established properties and greenery, this ground level spacious apartment is an opportunity for First Home Buyers, Downsizers and Investors to buy a wonderful apartment in desired location. The apartment is located in the heart of Canberra with Deakin and Yarralumla shopping centres only moments away. You will be able to relax or exercise by Lake Burley Griffin, sample the excellent coffee at the trendy Inner South cafes and enjoy fine dining restaurants all minutes away. Plus, the City, Parliamentary Triangle and many Government departments are within easy reach, including by walking, biking or public transport. This modern apartment is boasting a superb location along with quality finishes throughout. Just refreshed throughout, this modern apartment features an open plan living area filled with loads of natural light. The living area seamlessly extends onto a good size courtyard to relax and enjoy on daily basis. The sleek and functional kitchen is complete with quality finishes, stone benchtops and Smeg stainless-steel appliances. With a colour palette throughout that is fresh and neutral, the apartment is a blank canvas to fill with your personal style. The generously sized bedroom has a mirrored built-in robe nearby a modern bathroom adding to the convenience of this apartment to enjoy living. Do not miss this apartment if you are looking to buy for living or an investment in this neighbourhood. Call us today to view before it's too late.

Total Space = Living + Courtyard + Car + Storage = 88sqm

Property Features Include:

- Spacious apartment with amazing courtyard
- Open plan living & dining area
- Loads of natural light
- Modern kitchen supplying ample bench & cupboard space
- Plenty of versatile storage spaces
- Large mirrored built-in robe in bedroom
- Reverse cycle air conditioning system
- Convenient modern bathroom
- Good size laundry
- Spacious Courtyard
- Lift access
- Basement car space
- Storage room next to car space
- Proximity to many local facilities in the area

Do not miss this wonderful apartment if you are looking to buy for living or an investment in this neighbourhood. Call us today to view before it's too late.