

916/240 Bunda Street, City, ACT, 2601

independent
PROPERTY GROUP

Apartment For Sale

Tuesday, 29 October 2024

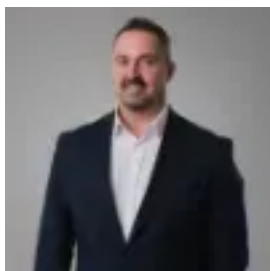
916/240 Bunda Street, City, ACT, 2601

Bedrooms: 2

Bathrooms: 2

Parkings: 2

Type: Apartment



Phil Smith

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City Living at it's finest

Located in one of Canberra's most iconic apartment complexes " Manhattan on the Park', this contemporary 2-bedroom ensuite apartment will excite any discerning buyer.

The location is incredible. It's inner-city living at its finest. At your doorstep, you have all that city life has to offer. Some of Canberra's best Cafe's, coffee shops, and restaurants are all within a short stroll. The Canberra Centre shopping precinct lies across the street. Glebe Park sits on the eastern side of the complex and is situated in the heart of Canberra's CBD's offices and workplaces.

The development is an amazing mix of striking contemporary design, thoughtfully planned common areas and practical private facilities. Manhattan on the Park is undoubtedly one of Canberra's most recognisable and loved developments. You'll feel like you're coming home to your own 5-star resort. It really is so impressive.

Now for the apartment. Entering the apartment, you're immediately overcome by a sense of prestige and a real sense of space. Next, you'll be taken by the stunning views overlooking the complex's outdoor facilities with the treetops of Glebe Park as your own permanent backdrop and the suburbs of Canberra's Inner North, Mount Ainslie, the War Memorial and beyond.

The internal living space is versatile and spacious with thoughtful consideration given to the décor and the finishes. It's an open plan design and has a seamless flow to and from the designer kitchen. The kitchen is opulent yet practical and features stylish stone bench tops, stainless steel Bosch appliances and an abundance of cupboard and bench space. There's a seamless connection between the indoor and outdoor areas with full height sliding doors leading from the internal living area to a well-proportioned balcony. It's the perfect place to entertain overlooking the lush canopy of Glebe park's mature trees. It's also a lovely spot to sit, take in the sun and relax.

Segregated from either side of the living areas you find the two sizeable bedrooms. The main bedroom is generously proportioned with room for a king-sized bed. It's serviced by a designer robe and modern large ensuite bathroom. Both bathrooms in the apartment showcase floor-to-ceiling tiling, custom vanities, and high-end tapware. Bedroom 2 again is spacious and has generous robe space.

As you would expect, there is ducted heating and cooling throughout. Although with a 6 Star energy rating, the summer and winter bills will be minimal. Secure uncovered parking for 2 cars and storage accompany the apartment - but get used to not driving being in such a wonderful city location.

A perfect property for a discerning downsizer, professionals looking for one of the finest Inner City executive residences or an astute investor thinking this could be the perfect home for the perfect lifestyle some time down the track.

Features:

2 secure carspaces

Generous 90m² of living space plus a 14m² balcony

High-end quality inclusions throughout

Double glazed floor to ceiling windows

Ducted heating & cooling (No air conditioning unit on the balcony)

Perfect for the astute investor or quality conscious live in owner

European laundry

Spacious floor plan

Ducted reverse cycle air-conditioning (Heating and Cooling)

Host of onsite amenities such as a 25m pool, gymnasium, and spa facilities

Secure car accommodation with storage facility

C.C.T.V. to main entrance and carpark entry and exit

Essentials:

EER: 6 stars

Living size: 90m²

Balcony: 14m²

Rates: \$526.72 pq

Land tax: \$668.90 pq

Strata Company: Grady Strata

Strata Levies: \$1693.75 pq

Age: Built 2013