

1418/240 Bunda Street, City, ACT, 2601

Unit For Sale

Thursday, 12 December 2024

1418/240 Bunda Street, City, ACT, 2601

Bedrooms: 2

Bathrooms: 2

Parkings: 2

Type: Unit



Phil Smith
0262091702



Grahame OBrien

Executive residence with an amazing northerly aspect

Located in one of Canberra's most iconic apartment complexes " Manhattan on the Park' this contemporary 2-bedroom ensuite apartment must be one of the premier 2-bedroom apartments to grace the Canberra market.

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. The beautiful Glebe Park sits on the eastern side of the complex plus being in close proximity to the 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. When the current owner selected this apartment, they wanted a high floor apartment with a stunning view. Located on the 14th floor views to the North and East are truly incredible. Mount Ainslie and the treetops of Glebe Park are a stunning backdrop from every room.

The apartment is a spacious 2-bedroom ensuite layout. We've mentioned the amazing views which can be taken in from all of the rooms of the apartment, but sun lovers will embrace the beautiful light that streams into the apartment. The finishes and inclusions are of a premium standard. 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 large balcony. A perfect place to entertain overlooking the stunning city and suburban view. 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 a generous walk-in robe and the view from the floor to ceiling double glazed windows is breath-taking. Both bathrooms in the apartment showcase floor-to-ceiling tiling, custom vanities, and high-end tapware. The property has recently been re-painted and presents as beautifully as it did when brand new.

As you would expect there is ducted heating and cooling although with a 6 Star energy rating the summer and winter bills will be minimal. Secure basement parking for 2 vehicles and generous storage accompanies 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:

- High Floor executive apartment
- Beautiful aspect with Stunning views of Glebe Park, Mt Ainslie, and the City
- Generous 99m² of living space plus a 23m² balcony
- Modern kitchen with waterfall stone benchtop
- Versatile design with segregated bedrooms
- High-end quality inclusions throughout
- Double glazed floor to ceiling windows
- Ducted heating & cooling (No air conditioning unit on the balcony)
- Colour CTV Intercom access
- Two side by side car parking spaces with a large storage locker

- 25 meters heated infinity swimming pool, spa & gymnasium with shower facilities
- Central location in the vibrant CBD

Essentials:

- EER: 6 stars
- Living size: 99m²
- Rates: \$522 pq
- Land tax: \$613.85 pq
- Strata Company: Grady Strata
- Strata Levies: \$2021.55 pq
- Age: 2014