



City, 211/31-39 London Circuit

High End Living!

This three bedroom executive apartment has it all. From the moment you enter you will be greeted with a expansive open plan living area with full length windows and doors that open out onto the large outdoor entertainment area, overlooking the thriving City. The owners have spared no expense, with upgraded high end fixtures and fittings throughout.

All bedrooms offer fantastic storage with an oversized walk-in wardrobe. The ensuite comes with the extra luxury of a free-standing bath. The gourmet chef's kitchen comes complete with integrated fridge/freezer, dishwasher, ample storage spaces.

'The Capitol' provides a hotel style concierge in the grand lobby incorporating storage for package deliveries, and a cool room for online grocery deliveries, a



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For Lease

Please Call

View

ljhooker.com.au/2ACDFHK

Contact

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EER ★★★★★★

LJ Hooker Canberra City
(02) 6249 7700

premium-end gymnasium and sauna overlooking the park.

Features include:

- Beautifully finished with oak wooden flooring
- In-tile heating to the bathrooms
- Ducted heating and cooling for all year-round comfort
- Basement parking with two allocated car spots
- Cool room and package room
- Communal gym
- Stylish lobby with a concierge service
- A short walk or bike ride to the ANU

No current EER

Please note this property has an embedded electrical provider, for the air conditioner this will be billed separately to your chosen electrical provider.

This property has a valid exemption and is not required to comply with the minimum ceiling insulation standard.

Suburb Snapshot

Civic is the name by which the central business district of Canberra is commonly known. It is also called Civic Centre, City Centre, Canberra City and Canberra, but its official division name is City.

Canberra's City was established in 1927, although the division name City was not gazetted until 20 September 1928. Walter Burley Griffin's design for Canberra included a "Civic Centre" with a separate "Market Centre" located at what is now Russell. However Prime Minister Stanley Bruce vetoed this idea and only the Civic Centre was developed; the idea of the Market Centre was abandoned.

Disclaimer:

Please note that while all care has been taken regarding general information and marketing information compiled for this rental advertisement, LJ HOOKER CANBERRA CITY does not accept responsibility and disclaim all liabilities in regard to any errors or inaccuracies contained herein. We encourage prospective tenants to rely on their own investigation and in-person inspections to ensure this property meets their individual needs and circumstances.

PETS:

Please be aware that at all stages of tenancy this property requires consent to be sought from the lessor for the keeping of any pets at the premises. Consent must be provided before any pets are at the premises.

RENTING BOOK:

A copy of The Renting Book can be found at: <https://justice.act.gov.au/renting-book>



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More About this Property

Property ID	2ACDFHK
Property Type	Apartment
Including	Air Conditioning Intercom Balcony Gym Dishwasher Built-in-Robes

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