

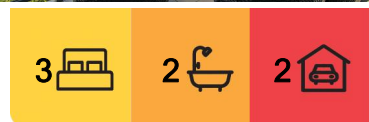


## City, 100/2 Edinburgh Avenue

Experience Unrivalled Luxury Living in this Spectacular 14th-Floor Penthouse

Welcome to a world of unparalleled luxury with this breathtaking penthouse, offering over 270 degrees of uninterrupted panoramic views of Lake Burley Griffin, the lush Arboretum, and the majestic Brindabella Mountains. Situated on the 14th floor of the prestigious Metropolitan complex, this exceptional 3-bedroom apartment, with two spacious living areas, has been meticulously renovated to reflect contemporary elegance at its finest.

As you step inside, you'll be immediately impressed by the newly transformed kitchen, featuring stunning 3.5-meter waterfall-edge benchtops and a suite of premium Fisher + Paykel appliances. The open-plan design effortlessly connects the kitchen, dining, and lounge areas, all bathed in an abundance of natural light that pours through the floor-to-ceiling windows. The result is an inviting and airy space perfect for both entertaining and everyday living.



**For Sale**  
\$1,450,000+

**View**  
By Appointment

**Contact**  
**Samuel Thompson**  
0412 300 774  
samuel.thompson@ljhmanuka.com.au

**EER** ★★★★★



**Disclaimer:** All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

**LJ Hooker Manuka**  
(02) 6239 5551

Step out onto the expansive balcony, complete with an automatic vergola, where you can bask in the breathtaking sunsets and stunning twilight views. The panoramic vistas transform each evening into a peaceful escape, adding a layer of sophistication and tranquility to your daily life.

The master suite is a true sanctuary, offering a walk-through wardrobe and a spacious ensuite finished in serene white tones. The two additional bedrooms are equally generous in size, featuring ample storage and an abundance of natural light. In an extraordinary departure from typical apartment living, this residence boasts three separate living areas, including a dining space designed for 8 people, enhanced by a striking metallic-pressed metal fireplace and two additional seating zones to unwind and relax.

Beyond the apartment, indulge in an impressive range of exclusive amenities within the Metropolitan complex, including an indoor heated lap pool, fully equipped gyms, a sauna, and meticulously landscaped gardens with BBQ areas-a perfect space for both relaxation and entertainment.

Located across from the vibrant cultural hub of New Acton and within walking distance to the CBD and the Australian National University, this residence offers exceptional convenience. Enjoy the nearby trails and parks around Lake Burley Griffin, or treat yourself to a shopping spree at the Canberra Centre and dining at some of the city's finest eateries-all just a stone's throw away.

Ideal for discerning professionals, downsizers, or savvy investors, this penthouse presents an extraordinary opportunity to secure a sophisticated urban lifestyle in one of Canberra's most sought-after locations. Don't miss the chance to make this one-of-a-kind property your new home.

This penthouse is more than a home; it's a lifestyle. Make it yours today

\*New Daikin 16kw ducted reverse cycle heating and cooling (compressors on the roof for a quiet experience)

\*High-quality blinds, carpets, and retractable screens throughout

\*Integrated bookshelves and exceptional storage solutions

\*Sublime kitchen with 3.5-meter waterfall benchtop, suite of Fisher + Paykel appliances, induction cooktop, warming drawer, and pyrolytic oven

\*Secure building with fob access to the lift and all amenities

\*Proximity to Canberra's most iconic events, including Floriade, Enlighten, Sky Fire, Balloon Festival, and New Year's Eve fireworks

\*Cafes, New Acton Theatres, and more right on your doorstep, with a variety of coffee options to enjoy daily

BY APPOINTMENT ONLY: To inspect this spectacular home, please contact Samuel Thompson to register your interest & arrange a private viewing.

Key Figures:

EER: 4.0

Living Size: 146sqm (approx.)

Rates: \$700 pq (approx.)

Land Tax: \$920 pq (approx.)



**LJ Hooker Manuka**  
**(02) 6239 5551**

**Disclaimer:** All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.



Disclaimer:

While all care has been taken in compiling information regarding properties marketed for rent or sale, we accept no responsibility and disclaim all liabilities regarding any errors or inaccuracies contained herein. All parties should rely on their own investigation to validate the information provided.

## More About this Property

Property ID	1TZ1FMF
Property Type	Apartment
House Size	146 m2
EER	4

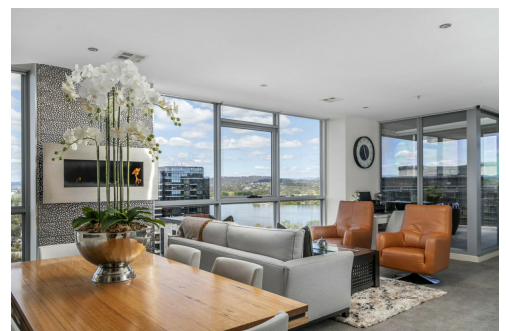
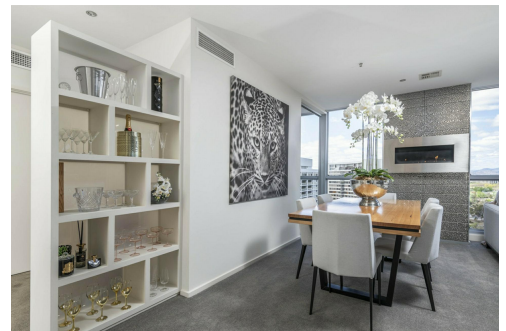
**Samuel Thompson 0412 300 774**

Property Consultant | [samuel.thompson@ljhmanuka.com.au](mailto:samuel.thompson@ljhmanuka.com.au)

**LJ Hooker Manuka (02) 6239 5551**

20 Bougainville Street, MANUKA ACT 2603

[manuka.ljhooker.com.au](http://manuka.ljhooker.com.au) | [manuka@ljhmanuka.com.au](mailto:manuka@ljhmanuka.com.au)



**Disclaimer:** All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

**LJ Hooker Manuka**  
**(02) 6239 5551**

