



LJ Hooker
Manuka



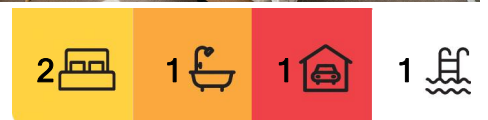
City, 104/2 Marcus Clarke Street

Modern City Living with Resort Style Amenities

Welcome to your new home in the sought-after 'Capital Tower' complex! This bright and airy two-bedroom apartment boasts a prime location, just moments away from the Australian National University, Lake Burley Griffin, and the Canberra Centre.

Step inside to discover a welcoming, open plan living and dining area filled with natural light. The space seamlessly flows into a U-shaped kitchen, equipped with a dishwasher, oven, and cooktop. Both bedrooms feature expansive wall-to-wall windows, bathing the rooms in sunlight.

Residents of 'Capital Tower' enjoy access to an array of exceptional on-site amenities. These include secure underground parking, tennis and squash courts, a fully equipped gym, a sauna, and an outdoor swimming pool. There's also a large courtyard with a BBQ area, perfect for entertaining.



For Sale
\$420,000

View
ljhooker.com.au/1TNVFMF

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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.

EER ★★★★★★

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(02) 6239 5551

Whether you're looking for your first home or a smart investment, this apartment is a fantastic choice. With the option to partner with BreakFree for short-term letting, you can ensure a profitable return on your investment.

Key Features:

- *Located on Level 1
- *Spacious and light-filled with approximately 72.5qm of internal living space
- *2 bedrooms, 1 bathroom, and 1 secure underground car space
- *Prime location near ANU, Lake Burley Griffin, and the Canberra Centre
- *Access to resident amenities including tennis and squash courts, a fully equipped gym, sauna, outdoor swimming pool, and a large courtyard with a BBQ area
- *Excellent investment opportunity with the potential for short-term letting through BreakFree
- *Ducted reverse cycle air conditioning for year-round comfort
- *Secure video intercom system for added security

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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	1TNVFMF
Property Type	Apartment
House Size	72.5 m²
EER	6
Including	Air Conditioning Intercom Pool Gym Built-in-Robes Secure Parking Liveability

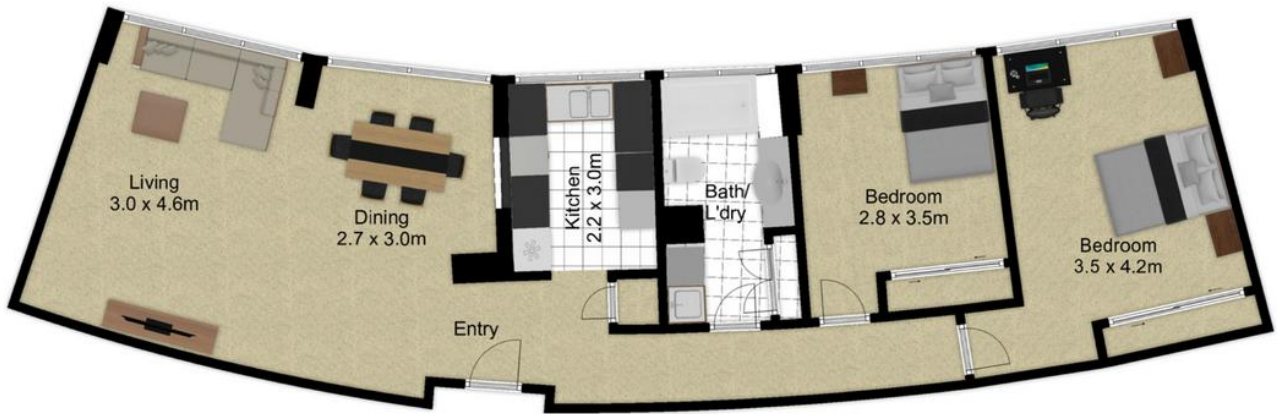
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Indicative only. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However, we cannot guarantee its accuracy and interested persons should rely on their own enquiries.