






15/3 London Circuit, City

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Inner-City Living with Exceptionally Large Terrace Balcony

FOR SALE
\$465,000

AGENTS

Peta Barrett
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AGENCY

LJ Hooker Gungahlin
(02) 6213 3999

Positioned in the heart of Canberra City within the sought-after Metropolitan Apartments, this spacious one-bedroom apartment offers a superb blend of lifestyle, convenience and generous proportions rarely found in CBD living.

The standout feature is the exceptionally large terrace-style balcony, providing ample space for outdoor dining, entertaining or simply relaxing, a genuine extension of the living area and a rare offering among similar city apartments. With two access points from inside, the balcony enhances light, airflow and everyday liveability.

Inside, the apartment features light-filled open-plan living and dining, a modern stone-topped kitchen with quality stainless steel appliances, and a well-proportioned bedroom with built-in robe and ensuite-style bathroom with floor-to-ceiling tiles. European laundry facilities are neatly integrated for easy apartment living.

Residents of the Metropolitan complex enjoy resort-style amenities including a 25-metre indoor heated pool, gymnasium, sauna,

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 **LJ Hooker**

landscaped green spaces and BBQ facilities, all just moments from your front door. With cafes, restaurants, shopping and Lake Burley Griffin within easy walking distance, and convenient access to the newly developing light rail, this is city living at its best.

Key Features:

- One bedroom, one bathroom apartment
- Dual wardrobes in bedroom
- Spacious open-plan living and dining
- Exceptionally large terrace-style balcony (approx. 30m²;))
- Modern stone-top kitchen with stainless steel appliances
- Light-filled bedroom with built-in robe
- Stylish ensuite bathroom with floor-to-ceiling tiles
- European laundry
- Wall-mounted reverse-cycle heating and cooling
- Secure single car space plus storage
- Resort-style facilities: indoor heated pool, gym, sauna & BBQ areas
- Secure swipe-card access
- Heart of the city location surrounded by cafes and restaurants
- Easy access to public transport and the developing light rail
- Short stroll to Lake Burley Griffin

Stats:

Living space: 65sqm approx.

Balcony: 30sqm approx.

Rates: \$1,571pa

Land tax (only if rented): \$1,693pa

Body corporate: \$1,779.73 per quarter

Year built: 2007

EER: 6 stars

Unit no: 105

MORE DETAILS

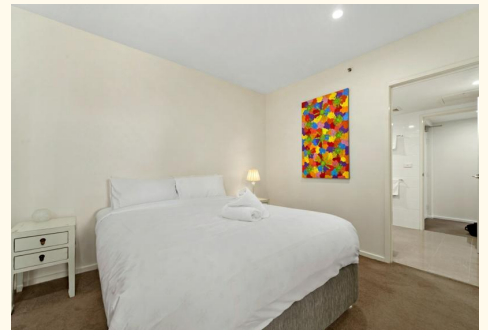
Property ID	3681GCY
Property Type	Apartment
EER	6
Including	Air Conditioning Large Terrace Style Balcony Open Plan Living

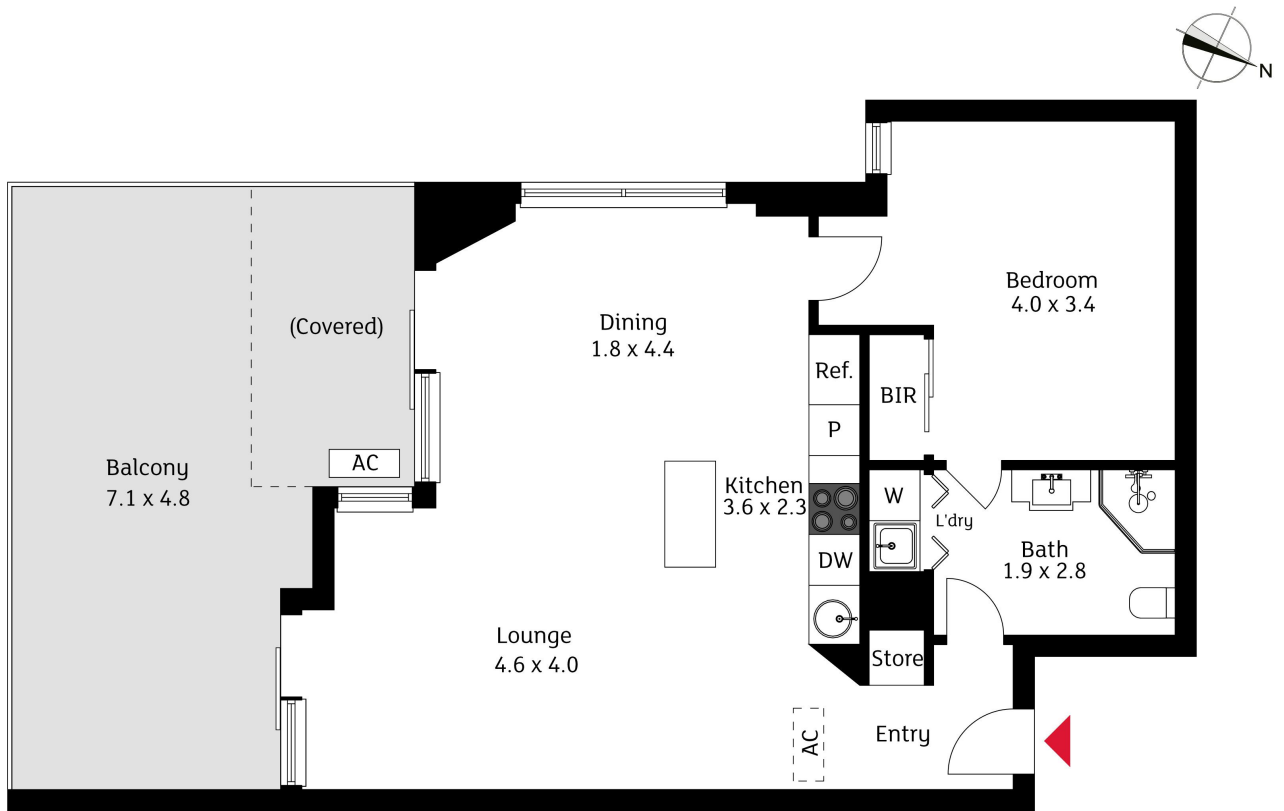
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The floor plan is not to scale; measurements are indicative and in metres. Exterior elements are not in position. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

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