

4/3 London Circuit, City

Superb, Sophisticated Inner City Apartment

Elegant and beautifully maintained 1 bedroom apartment on the ground floor in inner city Canberra with the wonderful amenity and cosmopolitan living it provides. The apartment is furnished.

The apartment has been freshly renovated with new furniture, new carpet, new curtains and quality appliances (dishwasher, range hood, microwave, washing machine, dryer). It comes fully furnished and is move in ready.




The convenient courtyard at the front offers privacy and a separation from the walkway. Close to Public Transport, the CBD, Canberra Centre, offices, cafes, restaurants are only minutes away.

- electric with an excellent kitchen including new appliances as above. Hot water is provided by an electric system.

The inside climate is beautifully controlled by RCAC and effective insulation. The apartment is East-North facing and has an abundance of natural light. Car accommodation is a dedicated secure basement park with a storage unit.

The Strata fee is moderate and the Body Corporate group is active.

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.

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FOR SALE
\$450000+

VIEW
By Appointment

AGENTS
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AGENCY
LJ Hooker Gungahlin
(02) 6213 3999

 **LJ Hooker**

The building, common areas and the basement are well maintained. Internet access is via FTTN and provides a strong signal and consistent access for those able to work from home.

The Metropolitan complex holds a 25m lap pool (presently being renovated) and a well-equipped gym

Block: 002,
Section: 006
Living:70m2
Front Courtyard: 12.9m2
Rates: \$2,068.21
Land Tax: \$2,429.28
Strata Fee: \$1780pq
Built 2007

Great investment. Rental Expectation: \$565pw

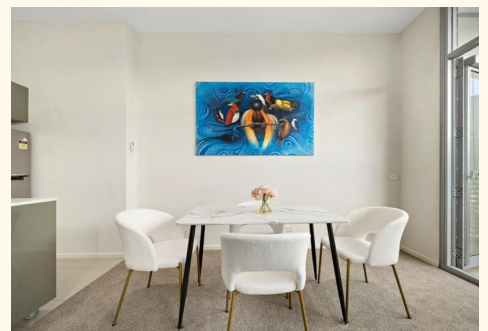
Do not miss this!! Call me now to arrange an inspection or be at the next Open Home.
Naish Stormon, L J Hooker, 0488 164 426

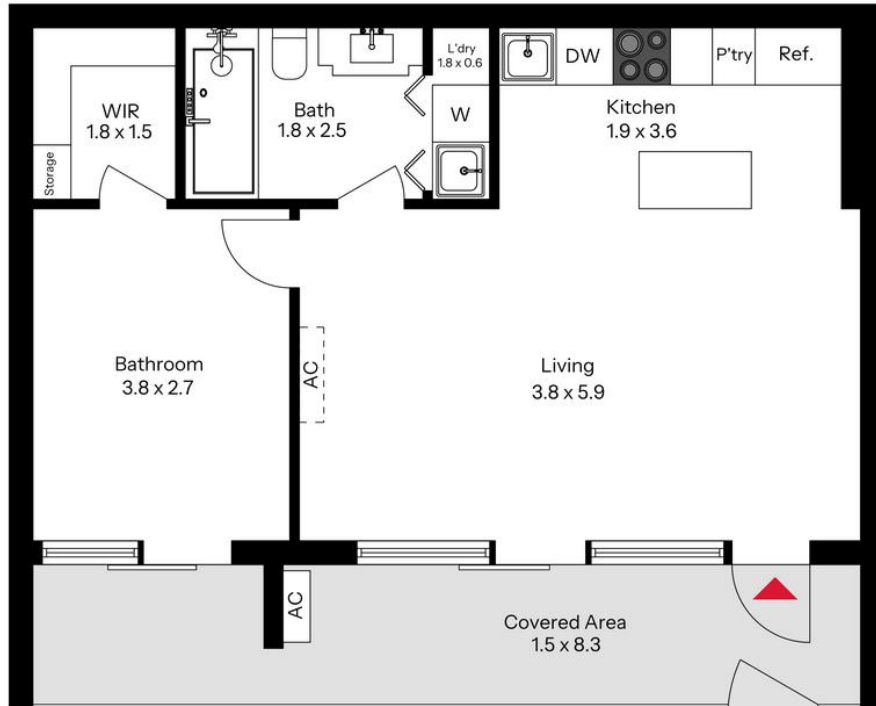
MORE DETAILS

Property ID	36S0GCV
Property Type	Apartment
House Size	64 m2
EER	6
Including	Toilets (1)

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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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