



## City, 507/240 Bunda Street

Oversized apartment, fabulous location

If Location, Lifestyle and Livability are on your 'must have' list, then please make sure you prioritise an inspection of this 99sqm, high-end apartment in 'Manhattan'.

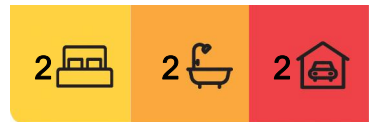
'Manhattan on the Park' is, understandably one of Canberra's most iconic inner-city developments. Overlooking historic Glebe Park with stunning treetop views across the park and toward Mt. Ainslie. The superb floor plan is not only generous, but practical in its design and livability.

You will appreciate the high ceilings and full height double-glazed windows. The stunning kitchen will connect the cook with their guests as you enjoy the open plan nature of the design. Generosity is the standout feature on offer, along with loads of storage and a lovely, treed outlook to enjoy all year round.

The location places you at the doorstep of everything the city has to offer, in particular, Glebe Park as your back yard or shopping and eating to your hearts content. This is a true opportunity to leave the car at home, walk or ride your bike to enjoy Lake Burley Griffin, the café and pub scene of Braddon, or just hang out at home to enjoy the pool with friends.



**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.



**For Sale**  
\$830,000+

**View**  
[ljhooker.com.au/2BRUFHK](http://ljhooker.com.au/2BRUFHK)

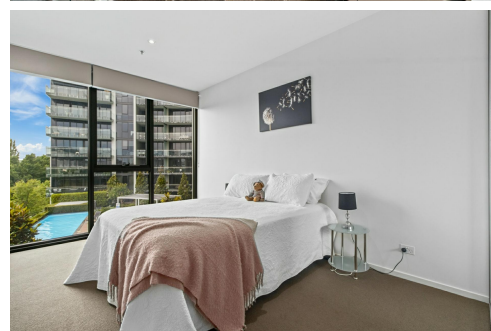
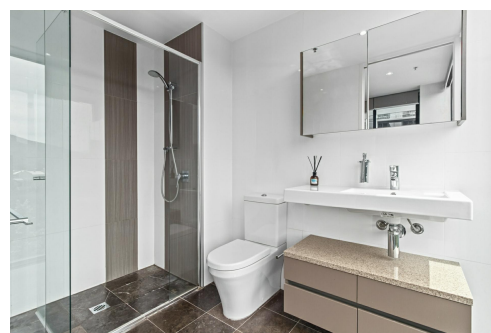
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**EER** ★★★★★★

**LJ Hooker Canberra City**  
(02) 6249 7700

#### Property Features;

- Kitchen; Bosch appliances, 30mm thick stone to the island bench & waterfall edges. Gas cooktop and loads of storage, including a full pantry.
- Open plan living & dining flows beautifully to the very generous outdoor space
- Gorgeous outlook across the pool & onto Glebe Park
- The master bedroom is generous, opens to balcony & features a walk-in robe and beautifully fitted ensuite
- Ducted Reverse cycle air conditioning
- Full height windows; double glazed
- An abundance of storage throughout
- 2 side by side car spaces + storage
- Secure Intercom access to the building
- Current tenancy expires January 2025, please request rental details if you're an investor
- Living size; 99sqm
- Balcony; 23sqm
- Rates; \$538.00 per quarter
- Land Tax; \$700.76 per quarter IF RENTED
- Body corp fees; \$1,290.30 per quarter



## More About this Property

<b>Property ID</b>	2BRUFHK
<b>Property Type</b>	Apartment
<b>EER</b>	6
<b>Including</b>	Alarm Intercom

### Kaylene King 0409 574 178

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