




76/3 London Circuit, City

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## Generous, elevated apartment.

Located on the 9th floor of the popular 'Metropolitan' complex, enjoying an elevated position and beautiful views. The lifestyle of Metropolitan will entice you with an array of facilities including an indoor heated 25m lap pool, sauna, gym with fully equipped separate weights and cardio rooms and an outdoor barbecue area, you cannot help but be drawn to this terrific spot.

The perfect location for access to the Australian National University, Russell Offices and Lake Burley Griffin. Popular cafes and restaurants on your doorstep and 10 minutes walk from Central Business District and Shopping Precinct.

Open plan living and dining with a modular kitchen layout, reverse cycle heating and cooling, private balcony with mountain views. A modern kitchen with island bench, stainless steel Fisher & Paykel electric appliances, dishwasher and stone benchtops. Large & light bedroom with double built-in robes forming a corridor to the 2-way bathroom. You will appreciate the convenience of a separate laundry with clothes dryer included and additional storage.

The apartment is currently rented at \$580.00p/w, expiring on 9th April 2026, a perfect opportunity to add this City property to your investment portfolio or chose to occupy at the end of the current lease.

**FOR SALE**  
\$485,000+

**VIEW**  
By Appointment

**AGENTS**  
Gabby Woods  
0449 901 115  
gabby.woods@ljhcanberracity.com.au

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

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**

## Property features;

- Living approx. 64sqm + balcony
- Carpets recently replaced
- 9th floor position with views
- An abundance of storage throughout
- Kitchen with mobile island bench & electric cooking
- Study Nook
- Floor to ceiling tiling in the 2-way bathroom
- Separate laundry with dryer included
- Basement parking + storage shed
- Rates; \$492.00 per quarter
- Land tax; \$612 per quarter If rented
- Body corp; \$2000.00 per quarter
- All figures are approximate
- EER; 6.0
- Current rent \$580.00p/w

## MORE DETAILS

Property ID	2DJSFHK
Property Type	Apartment
EER	6
Including	Air Conditioning Intercom Balcony Dishwasher Built-in-Robes

### Gabby Woods 0449 901 115

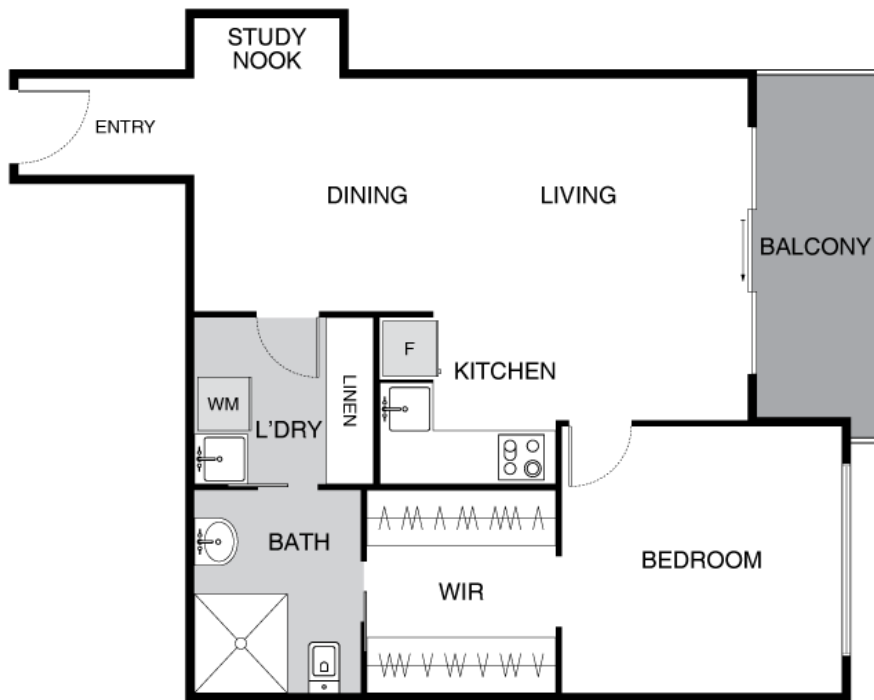
Sales Consultant | [gabby.woods@ljhcanberracity.com.au](mailto:gabby.woods@ljhcanberracity.com.au)

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

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## Floor Plan



THIS FLOORPLAN IS INDICATIVE ONLY. DIMENSIONS ARE APPROXIMATE. ALL INFORMATION CONTAINED IS GATHERED FROM SOURCES WE BELIEVE TO BE RELIABLE. WE CANNOT GUARANTEE ITS ACCURACY AND INTERESTED PARTIES SHOULD RELY ON THEIR OWN ENQUIRIES.