



Sold



28/41 Hampton Circuit, Yarralumla

## Expansive North Facing Living, With 2 Terraces

Located within the Form Apartment complex, sits this contemporary New York Style loft apartment. With 116sqm approx. of living area this apartment doesn't compromise on convenience and sophistication.

The entry level is open plan and sun drenched, comprising of a modern kitchen with stone benchtops, open plan living area extending onto the inviting balcony and the second bedroom with a two-way bathroom.

The upper level consists of a large bedroom, bathroom, study nook and an expansive north facing terrace. Both bedrooms are complemented by wall-to-wall built-in robes.

The well thought out apartment is complemented by reverse cycle air conditioning, 10mm thick commercial grade windows, secure basement parking for two cars plus a large storage area, European laundry with dryer, swipe access to the complex and a lift.

Ideally positioned within walking distance to both Deakin & Yarralumla shops. Proximity to the Parliamentary Triangle, Lake Burley Griffin and rapid bus routes.

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**FOR SALE**  
\$649,000+

### AGENTS

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### AGENCY

LJ Hooker Manuka  
(02) 6239 5551

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**

Don't miss out on your chance to call this expansive light filled apartment yours today!

Features include:

- Large open plan sun drenched interior
  - 2 large bedrooms with wall-to-wall built-in robes
  - Direct north facing
  - Modern kitchen with electric cooktop & stove, dishwasher and stone benchtops
  - European laundry with dryer
  - Reverse cycle air conditioning
  - 10mm thick commercial grade windows
  - Study nook located upstairs
  - Secure basement parking for two cars with large storage cage
  - Swipe complex access with lift
  - Two large outdoor terraces, perfect for outdoor entertaining
  - 116sqm approx. of internal living area with an additional 36sqm approx. of external living area
- Within walking distance to both Deakin & Yarralumla shops
  - Proximity to the Parliamentary Triangle, Lake Burley Griffin and the rapid bus routes
  - Currently rented at \$2,824.40 per month on a fixed term lease until 14th November 2025

Outgoings:

Rates: \$712.00 p.q.

Land tax (if rented): \$998.31 p.q.

Body corporate fees: \$2,751.29 p.q.

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 DETAILS

Property ID	1TUTFMF
Property Type	Unit
EER	5
Including	Air Conditioning Intercom Balcony Dishwasher Secure Parking

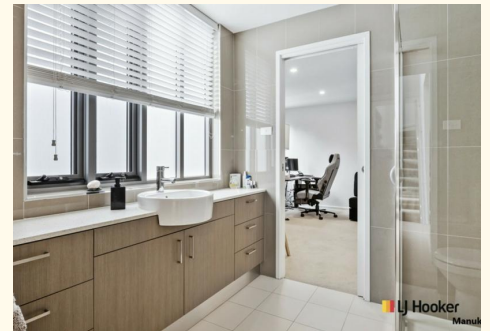
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 **LJ Hooker**  
Manuka

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.

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