



**18/43 Hampton Circuit Yarralumla ACT**

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Located in the prestigious suburb of Yarralumla, bordering the Embassy precinct, this exceptional two-storey apartment presents an unmatched standard of luxury living. Conveniently positioned near the Deakin and Barton offices with a brief drive to the City Centre and the stunning Lake Burley Griffin where you can enjoy scenic bike and walking trails, the Avva Apartment complex offers Luxury and convenience.

**Price** : \$949,900+  
**Land Size** : 163 sqm  
**View** : <https://www.aboveproperty.com.au/7977150>

Upon entering, prepare to be enchanted by the sophisticated design of this residence. A striking timber staircase, adorned with glass and chrome panels, leads you to the upper level and mezzanine floor. Here, you'll find breathtaking floor-to-ceiling double-glazed windows, offering panoramic views of the adjacent park.

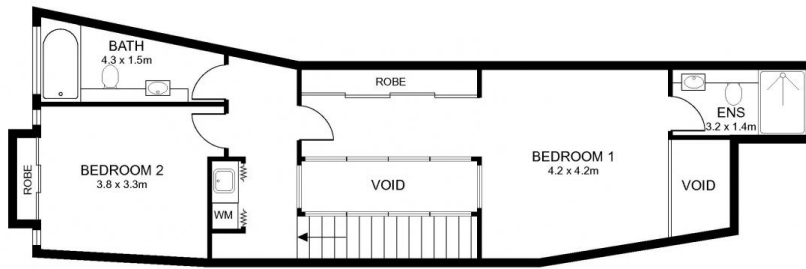


**Matt Nicholls**  
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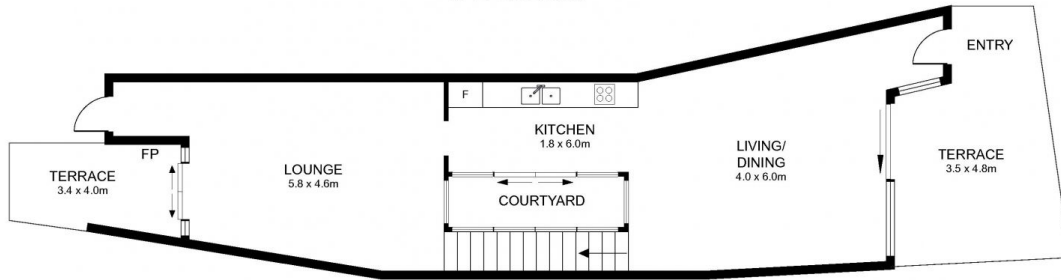


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Nestled within the heart of the apartment, an enchanting



UPPER FLOOR



LOWER FLOOR

Disclaimer: plan shown are for marketing purposes only, all dimensions are approximate and Not to scale. They are subject to errors and inaccuracies and no liability will be Accepted. Interested parties should make their own inquires

Residence: 124 m<sup>2</sup>  
Terrace: 39 m<sup>2</sup>  
Total Area: 163 m<sup>2</sup>

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