LJ Hooker Gungahlin
Suite 2C, Level 1, Gungah46-50 Hibberson Street,
GUNGAHLIN ACT 2912

42/260 City Wk, City, ACT 2601 **$459,000+**

House 1 1 1

Highgate. Refined City Living

Positioned in the very heart of Canberra City, Highgate is a luxury residential tower offering an elevated urban lifestyle with everything the city has to offer right at your doorstep. From vibrant dining and retail to major public and private offices and the nearby Australian National University, this is city living at its most convenient.

Open for Inspection
Thu, 05 Feb 2026 - 5:00 PM to 5:30 PM

Occupants of Highgate enjoy exclusive access to an impressive suite of communal facilities on Level 9, including a sparkling swimming pool, BBQ and entertaining area, residents' lounge and theatre, and a well-equipped gymnasium, perfect for balancing lifestyle and wellbeing without leaving home.
Situated on Level 8, this apartment enjoys a leafy outlook and a thoughtful floorplan designed for both comfort and functionality. At 62sqm internal space and 11sqm balcony, this apartment has a functional layout and overall size advantage, larger than others in the area.

A welcoming entrance foyer with storage leads through to generous living spaces, complemented by well-proportioned ceilings and quality window furnishings throughout. The large bedroom and living offers direct access to the balcony, while the oversized modern bathroom adds a sense of luxury rarely found in city apartments.

The kitchen is both stylish and practical, featuring stone benchtops, ceramic cooktop, oven, built-in microwave, integrated dishwasher and breakfast bar, ideal for everyday living or entertaining. Generous storage is a standout feature, along with a European laundry and ducted reverse-cycle heating and cooling to both living areas and bedroom. Double glazed windows and sliding doors enhance comfort and energy efficiency, while the AC condenser is discreetly located away from the balcony for reduced noise and visual clutter.

A MESSAGE FROM THE OWNER
While the owner has never lived in the apartment, it has been a standout investment and, in their words, a genuine "good luck charm". Since purchasing the property, it has delivered strong rental performance, valuable tax benefits and long-term peace of mind, all with minimal stress.

The motivation to sell is not driven by urgency, but by opportunity, unlocking equity to fund the next chapter of family life. The intention is to pass this "golden goose" on to a new owner who recognises the value of its generous 64sqm internal size, sought-after parking position and strong long-term fundamentals.

A smooth transaction and a pristine handover are assured.

Whether you're seeking an exceptional city lifestyle, a high-performing investment, or both, this is a rare opportunity to secure a quality apartment with a

Listed By
Matthew Herbert
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Listing Number: 3519875

Every precaution has been taken to establish accuracy of the information above, but does not constitute any representation by the vendor or real estate agent.