

1/1 Sydney Street, Barton, ACT 2600

home by holly

Apartment For Sale

Friday, 1 March 2024

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Bedrooms: 1

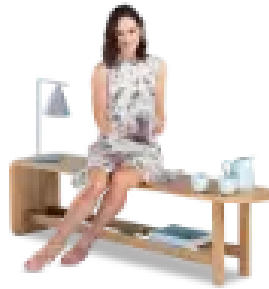
Bathrooms: 1

Parkings: 1

Type: Apartment



Sally Strang + Ash Costello
0491850701



Ash Costello
0491850701

\$570,000

This effortlessly sleek, one-bedroom apartment is seeded within the dynamic scene of the Realm precinct, akin to heritage parkland, an easy stroll to old Kingston and Manuka. A soothing organic material palette lends a tactile sensuality, as full height glazing gives way to epic courtyard. Rising from a forest of green, the building is an elegant mix of raw concrete and glass. Leafy pedestrian links open onto a series of communal courtyards, beautifully landscaped gardens. Fronting it all, is an elevated avenue of sheltering maples that ushers to the shared entry lobby, with black awning extending outwards in sculptural folds. The long lobby's unique interior blends a textural angled placement of ceramic wall tiles with the river smoothness of marble flooring. The sumptuous, muted appeal of raw organics continues within, as a combo of marble, stone and wood are beautifully realised throughout the home. The open kitchen, living and dining, is flooded with light as a wall of glass sliders welcome the natural elements within. We love the rich chocolate timber flooring combined with the subtle veining and hues of the kitchen, luxuriously finished in a generosity of stone, marble and glass. The courtyard runs the length of the apartment, imbuing both the living area and the bedroom with big sky views, soothing breezes. You can see Red Hill and the red brick spire of the cathedral from this generous, sheltered outdoor room. High walls provide complete privacy while being open to the elements above. A floating marble bench spans the entire length of the bathroom which is beautifully finished in full-height tiling, including a wall of mosaic in pearlescent eggshell blues. A low shelf runs beneath the vanity, gifting a minimal storage solution, utilising delicate timber baton work. Storage is integrated throughout, from the sleek European laundry to the wall of mirrored cabinetry within the bedroom that reflects the courtyard views. This simple space enhancing design is employed within the kitchen, where the changing outdoor light is held within the glass splashback. Banks of crisp white cabinetry give way to moody dark contrasts, and quality appliances from Miele take care of business. Barton is a much-coveted enclave, boasting a heady mix of significant heritage architecture and flashy modern builds, while being close to the culturally significant buildings that dot the lake and whisper close to the CBD and Capital Hill. The apartment is a few steps from the Old Brassey Inn, Hotel Realm and the café and restaurant scene of Burbury Close. Highlights of the precinct include, Ostani Bar, Maple & Clove, Chairman & Yip, Hale gym and Spa. Telopea Park High School is across the road and just beyond, Telopea Park and Manuka Pool. Kingston and Manuka Precincts are close to hand with their exciting mix of eating, dining and shopping experiences. The home is also close to transport, a mix of private and public schools, Kingston Foreshore, Bus Depot Markets, and Canberra Glassworks. features..elegant one-bedroom apartment designed by Colin Stewart Architects in collaboration with The Doma Group.part of the vibrant Realm precinct and seeded within esteemed heritage areas .open plan kitchen, dining, living that flows to enormous, sheltered courtyard with views to Red Hill.walls of glazing flooding both living and bedroom with light.high ceilings and cross flow of natural breezes.sumptuous kitchen with stone benchtops, marble and mirrored splashbacks, ample soft close cabinetry, Fisher & Paykel one-drawer dishwasher and quality appliances from Miele.soft natural palette throughout with pops of warm timber.open sociability from kitchen to living, dining.large bedroom with wall of sliders flowing to courtyard.wall of mirrored built-in-cabinetry within bedroom and additional cupboard.stunning bathroom with floating marble vanity, timber baton shelving and feature mosaic tiling .linen closet.soft carpet to bedroom.dark timber flooring to living arena.ceramic tiling to kitchen, hallway and bathroom.European laundry with dryer.reverse cycle heating and cooling .secure intercom access.underground secure parking with storage cage.central communal gardens, courtyards and leafy pedestrian links to the Realm precinct .surrounded by green spaces including Telopea Park and the shared biking and walking trails that hug Lake Burly Griffin.steps from Telopea Park High School and an easy stroll to Manuka Pool .Ideally located between Capital Hill and Kingston, flanked by the Lake and the bustling Manuka Precinct.whisper close to the CBD.rates \$583 per quarter (approx.).body corp \$1,563 per quarter (approx.).living size 68m2 + courtyard 48m2.eer 6.0