

115/46 Macquarie Street, Barton, ACT 2600



Apartment For Sale

Wednesday, 12 June 2024

115/46 Macquarie Street, Barton, ACT 2600

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 145 m2

Type: Apartment



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Auction 27/06/2024

All the attractions a lifestyle within the Parliamentary Triangle has to offer and the refined ambiance of Barton's Inner South. This single level executive apartment in the 'Governor Place' residence is perfect for executive couples, active downsizers or families seeking refined residential apartment living. Conveniently situated within walking distance are iconic landmarks such as Lake Burley Griffin, Kingston Foreshore, and the National Gallery, alongside an array of dining venues, bars, and cafes. This locale offers an idyllic backdrop for both relaxation and entertaining guests throughout the seasons. Elegantly designed with opulent touches, this second-floor apartment spans an impressive 145 sqm internally, complemented by a sprawling 65 sqm wrap-around balcony, totalling 210 sqm of luxurious Inner South living. Sunlight floods through full-height double-glazed north-facing windows, offering captivating views of the Parliament House Flag and illuminating the spacious, open interiors. The kitchen, a culinary haven, boasts solid stone benchtops, soft-close cabinetry, and top-of-the-line AEG appliances, including an oven, cooktop, microwave and dishwasher. Indulge in relaxation within the main bathroom's opulent bathtub, featuring stylish Grohe tapware. This is more than just a residence; it's an urban oasis, infused with comfort and grace. Thoughtful details elevate daily living, from LED lighting to ducted reverse cycle air conditioning, ensuring year-round comfort. With two allocated car spaces, secure access, and lift convenience, every aspect of modern living is catered to. Step beyond the boundaries of the apartment and enter a realm of leisure and culture. Experience the vibrant Realm precinct, the tranquil Kingston Foreshore, and the lively Canberra CBD, all just moments away. Embrace a lifestyle where convenience intertwines with sophistication and each day is elevated by the best that Canberra has to offer. ** To be auctioned Thursday June 27th 5:00pm at Ray White Canberra - 14 Wales Street Belconnen, unless sold prior **FEATURES:- Single-level apartment with 145 sqm internal living and a 65 sqm balcony- Sun-drenched north-facing layout with floor-to-ceiling windows- Well considered finishes including double-glazed windows and widened sliding doors- Views of Parliament House from both main Living Area and the Master bedroom- Well-appointed kitchen with stone benchtops, soft-close joinery, and breakfast bar extension- Quality main bathroom with bathtub, heated towel racks and Grohe tapware- Second living space- Walk-in robe adjacent to ensuite- Condenser washer/dryer in laundry with utilities room- LED lighting throughout- Ducted reverse cycle air conditioning/heating (no condenser on balcony)- External tap points- Secure building access with lift amenities- Prime location near Lake Burley Griffin and Canberra City Centre Additional Information:- Rates: \$2708 per annum (approx.)- Land Tax: \$3415 per annum (approx.)- Body Corporate: \$2,169 per quarter (approx.)- EER: 6.0- Living: 145m²- Balcony: 65m²* images may have been styled