

**117/46 Macquarie Street, Barton, ACT 2600**



**Apartment For Sale**

Wednesday, 31 January 2024

117/46 Macquarie Street, Barton, ACT 2600

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Area: 93 m2**

**Type: Apartment**



Antony Damiano  
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## Auction

Auction Location: Auction In Room | LJ Hooker Canberra City Auction HQ Step inside this spacious two-bedroom ensuite apartment on the 2nd floor of Governor Place, nestled in the heart of the Parliamentary Triangle. As you enter, bask in the abundance of natural light streaming through the north-facing windows, creating a bright and cheerful ambiance that lasts throughout the day. The open and seamless floor plan enhances a comforting and homely atmosphere, immediately putting you at ease. Beyond the living area, a delightful 12m<sup>2</sup> balcony beckons, providing a private and inviting outdoor space for relaxation, unwinding, and year-round entertainment. This residence offers elegant, easy living within walking distance of Kingston, Manuka, and the Parliamentary Triangle, combining convenience with a welcoming home environment. The kitchen is generously sized and showcases a stone benchtop, German AEG stainless steel appliances, an electric cooktop, oven, microwave, ample storage, tiled splashback, and upscale fixtures. The master bedroom features expertly designed built-in robes, a balcony for outdoor enjoyment, and reverse-cycle heating and air conditioning for year-round comfort. Ideal for those working in Canberra's Parliamentary Triangle and Inner South, this residence caters to those who appreciate the lifestyle and convenience of the Governor precinct. Situated across from the Barton Grocer and various dining spots, it also offers easy access to Manuka and Kingston Foreshore for shopping needs, including a supermarket, post office, banks, and delightful restaurants and cafes. With secure intercom access, a basement car space, and a storage cage, this property is perfect for the executive couple, first home buyer, or investor looking to either begin or expand their portfolio. A truly desirable location, this stunning two-bedroom apartment captures the essence of cosmopolitan living, providing convenient, low-maintenance living in the heart of Barton.

Features: Open plan design  
Located on the 2nd floor North facing balcony Full height, double glazed windows AEG stainless steel appliances Electric cooktop Stone bench-tops Sheer curtains and block blinds in the living area and bedrooms Main bedroom with ensuite and large built-in-robes for storage Ducted heating & cooling LED down lights throughout European laundry Access to balcony from living room 12m<sup>2</sup> north facing balcony Single car space in secure basement parking + storage cage Landscaped gardens and BBQ area in the development Surrounded by various boutique shops & eateries

Essentials: EER: 681m<sup>2</sup> of Internal Living 12m<sup>2</sup> Balcony 93m<sup>2</sup> Total Area Complex: Governor Place Developer: Doma Group Builder: Morris Constructions Rates: \$2,078.58 per annum (approx.) Land tax (investors): \$2,526.61 per annum (approx.) Body corporate fees: \$4,695.45 per annum (approx.) Rental estimate: \$680-\$720 per week Strata: Vantage Strata Age: 5 years (Built in 2018)