

12/44 Blackall Street, Barton, ACT 2600

Francis

Apartment For Sale

Friday, 3 May 2024

12/44 Blackall Street, Barton, ACT 2600

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Area: 54 m2

Type: Apartment



Jeremy Francis
0261476000

\$555,000

Governor Place is a premium development located within the Parliamentary Triangle, offering exceptional location and amenity. Highly regarded, tightly held, and ideally situated on the doorstep of the Capital's most notable landmarks and attractions, with picturesque Lake Burley Griffin being only a short stroll away, this presents an enviable lifestyle opportunity. The property presents in great condition with a spacious living area featuring additional storage, double bench kitchen, full width balcony and large bathroom. With lifestyle amenity galore, a notably superior standard of construction and low body corporate levies this could be the perfect 'foot on the ladder' for a first home buyer. Additionally, the abundance of both public and private sector employment nearby would make this property equally attractive to an investor looking for a high-performance property to add to their portfolio. Barton was established in 1922 named after our first Prime Minister Sir Edmund Barton, housing some of Canberra's most iconic buildings including the Heritage Listed Brassey and Kurrajong Hotels, Edmund Barton Building. Similarly, Barton today also hosts some of Canberra's most popular and modern lifestyle attractions such as the Governor Place precinct including the Barton Grocer and the ever-popular Realm Precinct with the Ostani Bar, Chairman & Yip as well as Lilotang Restaurants. Governor Place is located closely to Bowen Park and Lake Burley Griffin; take a walk-through Telopea Park or the National Rose Gardens of Old Parliament House, see what's on at the National Gallery of Australia, catch up with friends at the Kingston Foreshore or newly revamped cafes in Kingston's Green Square. Treat yourself to some retail therapy in the famous Manuka boutiques or pampering at the local HALE Spa, and of course being in-area for some of Canberra's best schools available within the Inner South.

General features:

- 54m² internal living (approx)
- 13m² balcony (approx)
- Double glazed windows/doors throughout
- Full height sliding doors to balcony
- 2.7 metre high ceilings
- Roller blinds throughout
- A/C condenser located on roof (not on balcony)
- Mirrored & Colour back glass wardrobe
- LED Downlights throughout
- NBN ready / pre wired

Kitchen features:

- Caesarstone benchtops
- AEG cooktop
- AEG oven
- AEG integrated microwave
- AEG full size semi-integrated dishwasher
- Grohe tapware
- Externally ducted rangehood

Bathroom features:

- Full height bathroom tiling
- Wall mount mirrored shaving cabinet
- Wall mount vanity with cupboards
- Villeroy & Boch toilet suite
- Grohe tapware and bathroom accessories
- Externally ducted exhaust fan

Other features:

- European style cupboard laundry
- Under sink storage
- Electrolux 7kg front load condenser dryer

Rental potential:

- \$540 to \$560 / week unfurnished
- \$600 to \$650 / week fully furnished

Outgoings:

- Body Corporate \$1,061.10 / quarter
- Rates \$1,853.15 / annum (2023)
- Land Tax \$2,225.20 / annum (2023) only if rented*
- Water & Sewerage \$186.73 / quarter