

13/44 Macquarie Street, Barton, ACT 2600

STONE

Sold Unit

Monday, 14 August 2023

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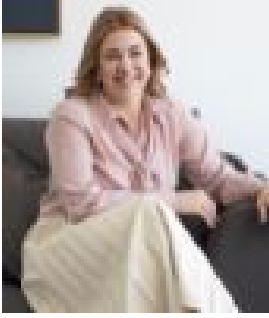
Bedrooms: 1

Bathrooms: 1

Parkings: 1

Area: 71 m2

Type: Unit



Jess Smith
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\$516,000

This unit is packed full of well-considered inclusions and has been designed to maximise space which makes it a wonderful place to live and relax, or to entertain friends and family. Located in proximity to Narrubundah schools and Telopia park and close to the popular Realm precinct, Kingston foreshore and minutes from Canberra's CBD, living here affords a lifestyle of convenience surrounded by the best of everything Canberra has to offer. A stunning Governor Place 1-bedroom apartment, ideal for the executive couple, downsizer or the astute investor. The apartment boasts an internal living area of 61 sqm and a beautiful 10 sqm balcony which represents a total of 71 sqm of luxurious living in Barton. It has a spacious living/dining area, a modern kitchen with stone benchtops and a breakfast bar, a spacious bedroom with a built-in-robe, and secure basement parking. Features Overview:- Single-level floorplan apartment located on level 1- NBN connected- Age: 5 years (built in 2018)- Units plan number: 4420- EER (Energy Efficiency Rating): 6 Stars Development Information:- Name of development: Governor Place- Number of units in development: 176- Strata management: Vantage Strata Sizes (Approx)- Internal Living: 61 sqm- Balcony: 10 sqm- Total residence: 71 sqm Prices- Strata Levies: \$701.50 per quarter- Rates: \$368.50 per quarter- Land Tax (Investors only): \$470.50 per quarter- Conservative rental estimate (unfurnished): \$500 - \$520 per week Inside:- Spacious bedroom with built-in robe - Modern-style bathroom - Open-plan living- Modern kitchen with quality appliances, ample storage and breakfast bar- European style laundry located in the bathroom Outside:- 10 sqm balcony- Single car space located in the basement car park- Storage cage- Communal BBQ area Inspections: We are opening the home most Saturdays with mid-week inspections. However, If you would like a review outside of these times please email us at: jesssmith@stonerealestate.com.au Disclaimer: The material and information contained within this marketing are for general information purposes only. Stone Gungahlin does not accept responsibility and disclaims all liabilities regarding any errors or inaccuracies contained herein. You should not rely upon this material as a basis for making any formal decisions. We recommend all interested parties make further enquiries.