

13/45 Blackall Street, Barton, ACT 2600

PURNELL
SINCE 1987

Sold Apartment

Friday, 11 August 2023

13/45 Blackall Street, Barton, ACT 2600

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: Apartment



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Aptly named 'Landmark' given its one of Canberra's favourite developments, this spacious three-bedroom apartment is set amongst the stunning gardens that make this development so unique. Since its completion in 2004 'Landmark' has been one of the most desired developments in Canberra due to its proximity to Lake Burley Griffin, Manuka, Parliament House and the Kingston Foreshore. Its established gardens, gym and BBQ areas also add a sense of community to the precinct which are lacking in many of its more cookie cutter rivals. You will be able to enjoy the plethora of hospitality venues and cultural facilities at your doorstep, whilst having a home that is peaceful and quiet. This unique apartment is set over two levels and therefore is great for noise insulation. The stairs create a grand entry and set the scene for the executive apartment that lays beyond. When you arrive at the top you are blown away by the space and natural light that floods the property due to its northern and eastern exposures. The kitchen has been fully renovated and features Bosch appliances, integrated fridge with filtered water and bar area adjacent to match. The living area has floor to ceiling windows which offers lots of natural light and access to the balcony, whilst you can bask in all day sun from the terrace that looks over the beautiful common gardens. The gardens provide a natural evaporative cooling effect, enhancing the unit's already impressive energy efficiency. The bedrooms are all spaciouly sized and share no common walls with one another. With ample storage throughout each bedroom has large built-in wardrobes with the master recently having been fully renovated. Landmark apartments have recently seen strong capital growth due to the fact that there is a very limited supply of apartments in the Barton area, yet high demand due to the large workforce within the Parliamentary Triangle. This makes it very popular with both owner occupiers or tenants who are looking to walk to work, with this property being able to fetch a stable and high rental return.

In Summary:- Located within walking distance to Manuka, Kingston, Lake Burley Griffin and the Parliamentary Triangle - Large 165m² internal floor plan- 30m² of covered balcony space - North-east aspect and flooded with natural light- Double glazed windows- New plantation shutters to all bedrooms- Electronic blinds in living area- New carpets in bedrooms - Picture rail hanging system throughout - Stunning views over the common gardens onto Lake Burley Griffin- Two car spaces + storage cage- Gym + BBQ areas in the complex

Figure Summary (all approx.)

- Built: 2004
- Living: 165m²
- Balcony: 30m²
- Parking: 30m²
- Storage: 6m²
- Body Corporate: \$1925 (p.q.)
- General Rates: \$937 (p.q.)
- Water & Sewerage: 175.00 (p.q.)