

**131/32 Blackall Street, Barton, ACT 2600**



**Apartment For Sale**

Thursday, 30 November 2023

131/32 Blackall Street, Barton, ACT 2600

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Area: 60 m2**

**Type: Apartment**



Jeremy Francis

0261476000

**\$589,000**

Perched on the top floor, with a highly desirable Easterly aspect offering views over Blackall Street' established trees and some lake views bordered by mountains, this gorgeous property is surely the finest one bedroom opportunity in Governor Place! With a generous 60m<sup>2</sup> design with no wasted space this home will prove easy to furnish and spacious to live and entertain in alike. 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 cafe's 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:**

- 60m<sup>2</sup> living + 17m<sup>2</sup> balcony
- Commercial glazed windows/doors throughout
- Full height sliding doors to balcony
- Flyscreens to living and bedroom
- Wool blend carpet meals, living and bedroom.
- 2.7 metre high ceilings
- Quality fabric blackout curtains
- 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 4 zone 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
- Villeroy & Boch toilet suite
- Grohe tapware and bathroom accessories
- Externally ducted exhaust fan

**Other features:**

- Formal Laundry room
- Condenser dryer

**Rental potential:**

- \$560 to \$580 / week unfurnished
- \$600 to \$650 / week fully furnished

**Outgoings:** Body Corporate \$4,318.42 (2023) Rates \$2,007.37 (2023) Land Tax \$2,440.59 (2023, only if rented) Water and Sewerage \$175.56 / quarter