

138/46 Macquarie Street, Barton, ACT 2600



Apartment For Sale

Thursday, 11 April 2024

138/46 Macquarie Street, Barton, ACT 2600

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Type: Apartment



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Offers over \$530,000

Elevate your lifestyle and embrace the luxury of living in this charming 'Governor's Place' 1-bedroom residence located high up on level 4 with uninterrupted views towards Parliament House. Built around comfort and convenience, enjoy the benefits of living in this spacious property and premium location amongst some of Canberra's iconic landmarks. Internally, the layout has been expertly designed to cater to your lifestyle with a lovely combination of spacious living and outdoor areas to spread out in peace and comfort. The open plan layout presents you with plenty of space to establish an inviting lounge room for day-to-day living, as well as a separate dining area for meals and hosting guests in style. Extend your living space and enjoy the balcony perfectly set high amongst the established trees. An impressive feature is the scenic backdrop and views of Parliament House and Capital Hill to admire whilst socialising with friends or family or unwinding peacefully and quietly outside. The balcony is well-sized and delivers plenty of room for an outdoor table/lounge, barbecue, bikes, and plants, ideal for any plant lover. When you're not out indulging in some of Barton's finest restaurants, the kitchen offers a delightful setting to cook any homemade meal to perfection. Complimenting the apartment, the kitchen presents a practical layout with plenty of bench space for meal preparation and appliances, combined with quality AEG cooktop, oven and built-in microwave and dishwasher, soft close cabinetry, and ample pantry and cupboard space. This kitchen is sure to make for simple and easy cooking. Well-positioned to the side of the apartment for added peace and privacy, come home, and find comfort in the bedroom that is generously sized, ideal for any single or couple. Wake up with beautiful leafy views towards Parliament House through the sliding doors, which also offer private access to the balcony for your added benefit. There is also a separate window with a retractable panel for airflow and built-in sliding wardrobes. Reflecting the contemporary design of the apartment, the bathroom is situated nicely and is well-appointed for the residents in the home to enjoy. Fitted with full-height tiling, a sizeable shower, wall hung vanity unit and a mirrored shaving cabinet, there is plenty of space for toiletries and bathroom items. Storage within the apartment has been carefully considered with two sizeable linen cupboards, perfect for all your household goods and personal possessions. The European style laundry with a clothes dryer and sink adds practicality and storage space to the bathroom. In addition, there is an enclosed storage cage in the basement car park offering space for larger items. Experience the full luxury of living in the ultra-convenient and vibrant scene of Barton. Just steps away are a selection of some of the finest restaurants in Canberra, bars, cafes, shops, and amenities to keep your social calendar busy. Ideal for any live-in owner working in government departments nearby, or the astute investor seeking an addition to their portfolio, this property is sure to tick all the right boxes and more. Summary of features: Charming 1-bedroom residence in the 'Governor's Place' Positioned high on level 4 with direct line of sight views of Parliament House & Capital Hill Perfectly poised on the corner with only one adjoining neighbour Spacious open plan layout ideal for day-to-day living Large entertaining balcony with plenty of space for an outdoor setting & chairs Separate lounge room for relaxing in comfort Allocated dining area for meals & hosting guests High floor-to-ceiling sliding doors for plenty of natural light Double glazed sliding doors & windows for increased energy efficiency NBN connection Reverse cycle heating & cooling LED lights Vertical blinds and privacy tinting on all windows Practical kitchen layout with plenty of bench space for meal preparation Built-in AEG dishwasher & microwave AEG cooktop & oven 20mm stone benchtops, with soft close cabinetry & a stainless steel sink Main bedroom suite with direct balcony access & views of Parliament House Built-in wardrobes with a mirrored panel Well-appointed bathroom with full-height tiling Floating vanity unit & a mirrored shaving cabinet for bathroom items Double linen cupboards provide plenty of storage for household goods European style laundry with a clothes dryer & storage space Intercom access for guests & visitors One basement car park with an enclosed storage cage Communal gardens with lovely stone retaining walls & an undercover barbeque area Vacant & ready to move into now Key figures: Living area: 61m² Balcony: 13m² Rates: \$1,889 p.a. (approx.) Land tax (investor's only): \$2,274 p.a. (approx.) Strata: \$4,668 p.a. (approx.) Rental return: \$530 - \$550 p.w. EER: 6