

**15/3 Bowen Drive, Barton, ACT 2600**

**BLACKSHAW**

**Sold Apartment**

Sunday, 20 August 2023

15/3 Bowen Drive, Barton, ACT 2600

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 2**

**Type: Apartment**



William Weekes  
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**\$1,030,000**

Top-Floor Apartment with Stunning Lake Views Experience convenient living in this sizeable top-floor apartment, nestled in the vibrant heart of the Inner South. Designed for effortless elegance and functionality, this home offers an idyllic low-maintenance lifestyle with splendid views of Lake Burley Griffin. A contemporary and sleek kitchen with stone bench tops and quality SMEG appliances blends seamlessly into the generous open plan living area. With secure lift access and ducted reverse cycle air conditioning, comfort and convenience are valuable elements of this superb apartment. The expansive balcony serves as an extension of the living space, providing a perfect venue for alfresco dining, whether entertaining a large gathering or enjoying a private evening. A specially plumbed tap for watering pot plants, along with a vergola for shade and outdoor power, enhances the outdoor experience. Just moments from the cosmopolitan allure of Manuka, Kingston Foreshore, and the Parliamentary Triangle. A unique buying opportunity, this apartment is not only immaculate but conveniently located.

Measurements: • Unit area: 107.56m<sup>2</sup> • Balcony area: 31.31m<sup>2</sup>

Property Features: • Sensational lake views • Kitchen with stone bench tops and SMEG appliances • Ducted reverse cycle air conditioning • Easy access to Lake Burley Griffin • Spacious balcony with vergola, outdoor power, and plumbed-in water tap • Floor-to-ceiling tiling and stone bench top vanities in ensuite and bathroom • Secure lift access • Video intercom system • Well-equipped gymnasium in complex • Communal BBQ and picnic table surrounded by beautifully landscaped grounds • Side-by-side basement car spaces • Storage cage in the basement • Communal storage cage for bikes in the basement

Body corp: \$1,567 p.q. Rates: \$608 p.q. Land Tax: \$659 p.q.