

1605/2 Marcus Clarke Street, City, ACT 2601



Apartment For Sale

Wednesday, 22 November 2023

1605/2 Marcus Clarke Street, City, ACT 2601

Bedrooms: 2

Bathrooms: 2

Area: 97 m2

Type: Apartment



Adrian Southern

Offers Above \$830,000

A truly striking and creative design floating high above the Canberra City, this stunning apartment offers some of the most magnificent views of Canberra's major icons such as Lake Burley Griffin, Parliament house the National library, the National museum and the Brindabella Mountains. Boldly contemporary with a relaxed urban feel, apartment 1605 delivers captivating 180-degree views that exemplifies a lifestyle that will be envied by all who visits. Boasting a large balcony that stretches the entire apartment from end to end that provides all rooms with direct access outside certainly encapsulates the perfect views that really need to be seen to be believed. Presented in immaculate condition throughout with near new carpets, the apartment allows for immediate occupancy or alternatively, provides a perfect canvas for individual cosmetic influence to tailor one's style tastes. The open plan living areas simply soak in the panoramic views via the floor to ceiling windows and is comprised of formal lounge room and dining rooms. Flowing on from the living areas is the spacious kitchen boasting with combined laundry, granite bench tops, ample storage space and electric cooking appliances. The two generous bedrooms both provide sliding door access to the balcony and its magnificent views, bedroom two has built-in robes whilst the main bedroom features a walk-through robe to the ensuite. With the Canberra city at your door step with shopping, restaurants, cafes and bars, you will never find yourself without something to do. If you don't feel like venturing out, you will be able to enjoy the resort style facilities such as the outdoor swimming pool, Gym, BBQ alfresco area, the two synthetic tennis courts and the squash court. Parking is not an issue as you have two side by side parks that are close to the elevator lift. The apartment also provides a large handy storage cage for those miscellaneous items requiring storage located in a separate secure area. Please take the time to come to an open home or book in a viewing of this gorgeous much-loved apartment with most magnificent views of Canberra, because you can be sure you won't be disappointed with what's on offer. Please understand that open times are subject to change, so check the website (Allhomes.com.au) on the day of the scheduled open for any changes or cancellations. Apartment features:

- 16th floor apartment
- Magnificent 180-degree views encapsulating sunrise and sunsets.
- Lift access and security intercom
- Large open plan design including lounge room and dining room
- All rooms with floor to ceiling glass windows capturing the outlook
- Spacious kitchen with granite bench tops, electric cooking appliances and dishwasher
- Walk-in pantry and combined laundry
- Ducted heating and cooling
- Main bedroom with walk-through wardrobe, full size ensuite and sliding door access to the balcony
- Bedroom two features balcony access and built-in robes.
- Two side by side carparks and storage cage
- Access to the swimming pool, two tennis courts, squash court, gym and BBQ dining area
- Only minutes to the city and public transport including the light rail line
- Easy walking distance to the Lake Burley Griffin foreshore, cinemas, cafes, restaurants, shopping and the Australian National University.
- Live in building manager and concierge
- Possible rental return of \$750-\$770pw
- Body corporate fee: \$3,816.09pq including heating and cooling costs
- Apartment size: 97m² approx.
- Balcony: 16.64m² approx.
- Capital Tower build year 1992 approx. 60m approx building height with 20 floors

Disclaimer: Whilst every effort has been made to ensure the accuracy of the above and attached information, no warranty is given by the agent, agency or vendor as to their accuracy. Interested parties should not rely on this information as representations of fact but must instead satisfy themselves by inspection or otherwise.