

1702/2 Marcus Clarke Street, City, ACT 2601



Apartment For Sale

Saturday, 17 February 2024

1702/2 Marcus Clarke Street, City, ACT 2601

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 109 m2

Type: Apartment



Campbell Jones
0262952433

\$779,000+

Positioned high above the Canberra City on the 17th Floor of Canberra's esteemed Capital Tower, this well-positioned apartment boasts captivating north easterly views that stretch across the city skyline. Nestled within the vibrant New Acton Precinct, you'll find yourself just a short stroll away from an array of cafes, restaurants, the Palace Cinema, Kendall Lane Theatre, and the ANU. Step into this spacious haven, featuring generous living areas fitted with large windows that draw in ample natural light and a charming study nook. The three bedrooms are elegantly appointed, with the main bedroom offering a walk-in wardrobe and a full-size ensuite with separate bath and shower. Quality soft furnishings and carpets add a touch of homely warmth to this comfortable apartment. Capital Tower itself is a haven of amenities, presenting you with the opportunity to indulge in tennis, swimming, indoor spa, squash, gym, and a BBQ area. The apartment is currently operating as a serviced apartment within the BreakFree scheme, providing high returns and extremely low vacancy. Ducted heating and cooling ensure year-round comfort, and the balcony provides a perfect spot to enjoy the stunning views. The convenience of lift access, basement parking for two cars, and a storage unit enhance the practicality of this residence. Capital Tower goes above and beyond with concierge services, gated and intercom access, ensuring security and ease of living. Visitor parking is also available for your guests.

FEATURES:

- Generously sized 3 bedroom apartment positioned on the 17th floor
- Expansive City views
- Located in one of Canberra's most coveted locations
- Large main bedroom with walk in robe & ensuite
- Separate laundry
- Balcony overlooking the city
- Large windows throughout capturing ample natural light
- Ducted heating & cooling
- Short walk to light rail stage 2A
- 2 basement car spaces with storage
- Currently operating within the BreakFree Scheme providing excellent returns

Internal living: 109sqm* Balcony: 5sqm* Storage locker: 2.5sqm* 2x basement car spaces: 13sqm* each EER: 4.0 Body Corporate Fee: \$3,577.59pq** Strata fees are inclusive of heating and cooling charges* Rates: \$734.00pq* Land Tax: \$530.35pq* (if applicable)*approx.