

**1706/2 Marcus Clarke Street, City, ACT 2601**



**Apartment For Sale**

Friday, 25 August 2023

1706/2 Marcus Clarke Street, City, ACT 2601

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 82 m2**

**Type: Apartment**



Michael Pead  
0431937684



Sophia Spokes  
0452112343

## AUCTION

Needs to sell at auction - price guide \$499,000+ Set in one of Canberra's Landmark residential developments Capital Tower, this quality two-bedroom residence has everything you need. Located at the fringe of the city and Lake Burley Griffin, it offers facilities that are parallel to resort-style living. With such close proximity to the New Acton arts precinct, and walking distance to the hustle and bustle of the City, the convenience of having everything on your doorstep is something very hard to replace. The Apartment is currently managed through Accor serviced apartments offering great rental yields annually. A great buying opportunity and a property you must inspect. \* Gross Rental revenue = \$71,500 \* Featuring a large kitchen. \* Two Oversized bedrooms \* Stunning terrace \* Secure Basement parking \* Ducted reverse cycle heating and cooling \* Swimming Pool \* Tennis court \* Squash court \* Gym \* Reception service Strata Admin Fund: \$1,666pq (approx.) Strata Sinking Fund: \$1,116pq (approx.) Whilst all care has been taken to ensure accuracy in the preparation of the particulars herein, no warranty can be given, and interested parties must rely on their own enquiries. This business is independently owned and operated by Belle Property Canberra. ABN 95 611 730 806 trading as Belle Property Canberra.