

**1707/2 Marcus Clarke Street, City, ACT 2601**



**Unit For Sale**

Saturday, 9 March 2024

1707/2 Marcus Clarke Street, City, ACT 2601

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 2**

**Area: 97 m2**

**Type: Unit**



Leanne Palmer  
0400545343



Tom Palmer  
0439567852

## AUCTION

Price guide: \$800,000+ Simply the best panoramic views you will find in the City of Canberra. Located on the 17th floor with 180 degree waterfront views directly over the lake from the War Memorial right around to the magnificent Brindabella's, with Parliament House, major attractions, fireworks and the Museum of Australia squarely in sight. You will struggle to find better views in this city! No two days are the same and it's like having living art work on your walls as the everchanging view from the sunrise in the East to sunset in the West, is uninterrupted and cannot be built out. 'A spectacular luxury and executive 2 bedroom apartment that is in excellent condition and offers an Urban lifestyle to be envied. In the heart of the New Acton Arts precinct you have café's, restaurants, bars and the Palace Cinema theatre complex all at your doorstep. It is very close to the city centre and the Australian National University is just a stroll away. As is the waterfront of Lake Burley Griffin where you can cycle, walk or run straight from your own property. The Capital Tower complex offers un-paralleled facilities including pool, tennis courts, squash court, BBQ area and fully equipped gym. Reception and concierge is an added bonus and the property is a very viable investment opportunity - either via private rental or through Accor Serviced Apartments. Both options provide access to the excellent rental yields available.\* Views from living and both bedrooms through floor to ceiling windows.\* Loads of natural light with windows along the full length of the apartment.\* Two spacious bedrooms, with a very generous main.\* Modern kitchen with stone benchtops and recent upgrades.\* Large main bathroom and a spacious ensuite off the master bedroom, with a walk in robe. \* Separate laundry with dryer and laundry tub.\* Three separate balconies that run the full length of the apartment with bespoke wicking veggie beds to grow your own herbs and veggies.\* Ducted reverse cycle heating/air conditioning in the main living areas and the main bedroom that is free. Water use is also free.\* Basement secure car parking for 2 cars plus a storage cage.\* Selling vacant possession.\* Opportunity to rent this property for \$870 per week.\* Opportunity to place the property for rent with Accor Serviced Apartments for excellent yield. Strata: \$3,355pq (approx.) Rates: \$779pq (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.