

**1907/2 Marcus Clarke Street, City, ACT 2601**



**Unit For Sale**

Friday, 19 April 2024

1907/2 Marcus Clarke Street, City, ACT 2601

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 2**

**Area: 95 m2**

**Type: Unit**



Luke Revet  
0262952433



Campbell Jones  
0262952433

**\$830,000+**

Indulge in the epitome of panoramic vistas within the heart of Canberra. Perched on the 19th floor, this residence boasts unparalleled 180-degree waterfront views spanning from the War Memorial to the majestic Brindabella Mountains. Parliament House, iconic landmarks, vibrant fireworks displays, and the Museum of Australia all grace the horizon, providing an awe-inspiring backdrop. Each day unfolds with a dynamic canvas of nature, from sunrise to sunset, the ever-changing backdrop of Canberra will never disappoint. Nestled in the vibrant New Acton Arts precinct, an array of cafes, restaurants, bars, and the renowned Palace Cinema theatre complex await at your doorstep. Conveniently situated near the City centre and within a leisurely stroll from the Australian National University, this residence offers seamless access to the picturesque waterfront of Lake Burley Griffin, perfect for cycling, walking, or jogging. The Capital Tower complex presents unparalleled amenities, including a pool, tennis courts, squash court, BBQ area, and a fully equipped gym. With added perks such as reception and concierge services, this property represents a lucrative investment opportunity, whether through private rental or Accor Serviced Apartments, both offering excellent yields.

Features:

- Panoramic views from living and both bedrooms through floor to ceiling windows
- Natural light floods the apartment with floor to ceiling windows
- Two generous bedrooms
- Sprawling over 95.5sqm\* of internal living
- Neat kitchen with stone benchtops
- Spacious main bathroom and an ensuite off the main bedroom, with a walk through robe
- Internal laundry with dryer and washing machine
- Three separate balconies that run the full length of the apartment totalling 17sqm\*
- Ducted reverse cycle heating/air conditioning in the main living areas and the main bedroom, usage included in strata levy
- Two basement car spaces on basement level 1 next to the lift, with storage
- Complex amenities including pool, gym, sauna, squash court & BBQ area
- Currently being operated within the Accor Hotels "BreakFree" scheme with great returns

Details:

- Rates \$3,310.55 p.a.
- Body Corporate \$17,649.44 p.a.
- Land Tax \$1,039.95 p.a.
- Gross Rental Return \$42,590.12 p.a.\*approx.