

20/45 Blackall Street, Barton, ACT 2600

Apartment For Sale

Friday, 29 March 2024

20/45 Blackall Street, Barton, ACT 2600

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Type: Apartment



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\$585,000+

Located in the highly regarded 'Landmark' development, this spacious one-bedroom apartment has tree lined views and is flooded with natural light. Since its completion in 2004 'Landmark' has been one of the most desired developments in Canberra due to its proximity to Lake Burley Griffin, Manuka, Parliament House and the Kingston Foreshore. Its established gardens, gym and BBQ areas also add a sense of community to the precinct which are lacking in many of its more cookie cutter rivals. Landmark apartments have recently seen strong capital growth due to the fact that there is a very limited supply of apartments in the Barton area, yet high demand due to the large workforce within the Parliamentary Triangle. This makes it very popular with both owner occupiers or tenants who are looking to walk to work, with this property being able to fetch a stable and high rental return. This unique apartment is set over two levels and therefore is great for noise insulation. The functional kitchen offers plenty of bench and cupboard space and is complemented with open plan living. The living area has floor to ceiling windows which offers lots of natural light and access to the balcony, whilst you can bask in all day sun from the terrace that is orientated to make the most of the afternoon sun. The finishes in the Landmark development have always been a class above and this property with its neutral colour scheme is the best of the options which were offered off the plan. The kitchen features granite benchtops, stainless steel SMEG appliances, hidden microwave slot and the extra storage room in the property is also a great addition. In Summary:- Large 63m² internal floor plan- Street facing and flooded with natural light- Tree lined aspect- Located within walking distance to Manuka, Kingston, Lake Burley Griffin and the Parliamentary Triangle- Car space + storage cage- Gym + BBQ areas in the complex

Figure Summary (all approx.)• Built: 2004• Living: 63m²• Balcony: 24m²• Body Corporate: \$1051 (p.q.)• General Rates: \$735 (p.q.)• Water & Sewerage: \$185.00 (p.q.)• Sinking fund balance: \$2,908,000