

206/19 Marcus Clarke Street, City, ACT 2601



Apartment For Sale

Thursday, 21 March 2024

206/19 Marcus Clarke Street, City, ACT 2601

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Type: Apartment



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Offers over \$599,000

Experience the lifestyle of luxury apartment living at "The ApARTments", designed by world renowned architectural firm Fender Katsalidis. In an unbeatable location, this iconic building offers quality design, and superior amenities, perfect for those with a taste for the finer things in life. Don't forget to watch our detailed walk-through video - your 24/7 guide to exploring every facet of this extraordinary residence. For a copy of the digital brochure containing an explanation of our friendly sales campaign and the full contract, please send us an email and it will be automatically sent to you. What buyers will love most:

- North facing orientation, with large windows filling the space with natural light
- Balcony views of a lush courtyard and curated art installations
- Secluded from main roads, offering a sense of privacy and tranquillity
- Modern design with high ceilings
- Well-maintained by current owner, offering a pristine living environment
- Vacant possession and flexible settlement options
- The option to purchase some or all of the current furniture and white goods
- Allocated car space and secure storage enclosure on the same level as the unit (level 2) making it super convenient to take items to and from your car

Apartment features:

- Open plan living area with full length storage cupboard
- Separate study nook - ideal for working from home
- A gorgeous and practical kitchen featuring: 40mm stone tops and feature marble breakfast bar and splashback, soft close drawers, Miele appliances including, dishwasher, oven, induction cooktop and externally ducted range hood. Built in bin, hidden microwave cupboard, full length pantry, plus ample cupboards and drawers for all your storage needs.
- Hidden laundry behind bi fold doors with dryer and washing machine (both can be included if you wish) plus a sink with tap, storage cupboard and additional shelving
- Separate toilet, 4 mirrored cupboards with built in storage and powerpoints (perfect for hair styling tools)
- Large bedroom (pictured with a King size bed) with 6 full height cupboards for excellent storage
- Spacious ensuite with a sizable shower, full height tiling, rain shower, shower hose, double vanities plus a full row of storage cabinets
- Ducted reverse cycle heating and cooling throughout the unit
- Double glazed windows
- Sliding/stacker door to the balcony, so hello fresh air
- Fully covered balcony with a pleasant, peaceful outlook

The New Acton South development features:

- A grand and welcoming entrance with wide corridors and artwork
- Designed by the famous architect - Fender Katsalidis
- 2 established 'Sky Gardens' located on Level 4 podium rooftop with BBQ facilities. One facing North towards Canberra city & the other overlooking Lake Burley Griffin to the South.
- The roof top area is a great place to get some fresh air and sunshine, read a book, or entertain your friends in style
- Fully equipped gym with a wide range of equipment including, cardio machines, free weights and more
- 32 seat Kendall Lane theatre located in the building, available by private booking
- NBN - FTTB
- Secure video intercom & lift access
- Rubbish chute on each level
- Pets welcome (subject to body corporate notification)
- On site building manager
- Centralised gas hot water system (located on roof)
- CCTV cameras around complex for enhanced security
- Allocated bike storage racks in basement
- Hobby/workshop room located in basement

The Location

- Situated amongst the cultural and arts precinct of New Acton
- Short walk to The Australian National University
- Bordering the foot bridge and bike paths to Lake Burley Griffin
- Short walk to a range of convenience stores, cafes, restaurants, bars, and Palace Electric Cinemas
- The upcoming, stage 2 light rail stop is located one street away
- On site bike storage, and the option of bike hire

The Numbers: (approx.)

- Internal living area: 63m²
- Balconies: 8m²
- Total: 71m²
- Level 2
- Age of unit: 14 years old (built 2010)
- Strata levies: \$4,806 p.a.
- General rates: \$1,335 p.a.
- Land tax (investors only): \$1,535 p.a.
- Water & sewerage rates: \$704 p.a.
- Rental potential: \$560/pw
- Potential to rent the car space alone for \$75/week or \$3,900/year
- EER: 6 stars
- Strata manager: Grady Strata
- UP 3488 with 190 units
- Total funds saved by the strata: \$3,631,895 as of 29/02/24

To Help Buyers

- We advertise a guide price which your offer must exceed.
- Offers can be conditional (subject to finance/valuation) or unconditional and on a contract with a waiver of the cooling off (preferred)
- We have a solicitor that can provide a FREE contract review and section 17 if required
- All offers are confidential & will not be disclosed to other buyers for privacy purposes.
- A 5% deposit is acceptable on the exchange of contracts