

# 21/3 Burbury Close, Barton, ACT 2600



## Sold Unit

Saturday, 17 February 2024

21/3 Burbury Close, Barton, ACT 2600

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 2**

**Type: Unit**



Paul Sutherland  
0417069460



Albert Stavaruk

**\$645,000**

Nestled in the vibrant Barton precinct amid a plethora of dining options, this expansive one-bedroom apartment, complemented by a large study and 2 car parking spaces, offers an ideal residence for professionals working in the Parliamentary triangle or nearby offices. Perfect as a first home or an astute investment opportunity in a sought-after inner south location, the property features a contemporary kitchen equipped with Miele cooking appliances and a sleek stone benchtop. The spacious living area provides a comfortable retreat at the end of the day, and the bedroom offers ample built-in robes and floor-to-ceiling windows. The spacious covered balcony, accessible from both the bedroom and living area, overlooks a large beautifully landscaped central courtyard creating a private space for outdoor entertaining. This residence is conveniently located just a short walk from Telopea Park and the trendy Kingston and Manuka cafe precincts, ensuring easy access to a diverse range of leisure options.

- Spacious bathroom
- Dedicated study nook
- MIELE cooktop and oven appliances
- Refrigerator included
- European Laundry with Washer and Dryer
- Fisher and Paykel Dishwasher
- SMEG microwave
- Reverse cycle ducted air conditioning
- Secure basement parking with two separate spaces
- Lockable storage shed

Essentials: EER:6 Living: 73m<sup>2</sup> Rates: \$400 per quarter (approx)  
Strata: \$5,080 per annum (approx)