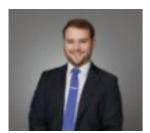
## 21/44 Macquarie Street, Barton, ACT 2600 Unit For Sale



Thursday, 14 December 2023

21/44 Macquarie Street, Barton, ACT 2600

Bedrooms: 2 Bathrooms: 2 Parkings: 1 Type: Unit



David Stokes 0262828686

## \$699,000+

A bright and airy first floor apartment, nestled in the desirable 'Governor Place' complex and offering a pleasant northerly aspect. Finished in modern, neutral tones and showcasing a high quality of finish, the apartment's open-plan design will appeal to a wide range of buyers. Two good size bedrooms feature their own bathrooms, with excellent storage throughout. A private balcony overlooks the communal garden spaces, the ideal place for summer entertaining. Enjoy the immense liveability of Barton, with an easy walk to Barton Grocer and a handful of restaurants. With the Parliamentary Triangle and Lake Burley Griffin at your fingertips, this is a lifestyle not to be missed. Features: First floor apartment in Governor Place. Ducted heating and cooling throughout. Double glazed windows. Large open-plan living area, flowing onto a covered balcony. Well-appointed kitchen with AEG appliances, stone bench tops and ample storage. Main bedroom with windows on two sides and ensuite. Second bedroom with built-ins (internal window). European laundry. Single secure car space with storage cage. Access to communal garden and barbecue area. Easy walk to Barton Shops. Short commute into Parliamentary Triangle, Kingston and Manuka. Outgoings: General Rates: \$478.87 p/qStrata Levies: \$835.15 p/qLand Tax (if rented): \$567.13 p/qProperty Details: Living Size: 77sqmEER: 6.0Note: Figures are approximate.