

210/19 Marcus Clarke Street, City, ACT 2601

Apartment For Sale

Friday, 17 May 2024

**total
property**
management

210/19 Marcus Clarke Street, City, ACT 2601

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Type: Apartment



Carly Hutch



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\$570,000

A rare opportunity awaits for you to purchase your own piece of this highly desired Fender Katsalidis architectural creation in the 'ApARTment' complex at NewActon South. You will be blown away by the proportions, with this spacious property superseding the expectations of a one-bedroom apartment in every aspect. Spanning over 70m² of space, and boasting high end finishes throughout, this generous floor plan hasn't missed a thing. The floor to ceiling glass creates a seamless connection between the living-dining areas and the balcony, allowing a flood of natural light, and perfect for enjoying both indoor and outdoor living. And that kitchen, equipped with marble backsplash and stone countertops, is a home cooks dream! The master bedroom is generously proportioned and features an expansive built in wardrobe, along with an ensuite bathroom including dual vanities and a spacious shower. Additionally, there is a study space with a built-in study desk, European-style laundry and separate powder room. The inclusion of allocated parking and storage on the same floor is a thoughtful amenity, enhancing practicality. And the complex's amenities, from rooftop and communal gardens to fitness facilities and even an art gallery, offer a lifestyle of luxury and convenience. Central to Lake Burley Griffin, the Parliamentary Triangle, the City and ANU, the ideal location offers easy access to inner Canberra, and with a variety of dining and entertainment options nearby, residents are truly spoiled for choice.

Apartment features:

- Open plan living area with floor to ceiling glass windows
- Separate study with built in desk – ideal for working from home
- High end kitchen featuring stone benchtops, marble splashback, soft close drawers, integrated dishwasher, induction cooktop, floor to ceiling pantry, plus ample cupboards and drawers.
- European laundry with bi fold doors with sink, storage cupboard and additional shelving
- Separate powder room with built in mirrored storage cabinets
- Large light filled bedroom with expansive built in wardrobe
- Spacious ensuite with dual vanity, oversized shower and floor to ceiling tiling
- Ducted reverse cycle heating and cooling throughout the unit
- Double glazed windows
- Sliding/stacker door to the balcony

Additionally, this extensive complex offers:

- Established shared garden space located on Level 4 with BBQ facilities.
- Fully equipped gym
- Onsite 35-seat theatrette, available for hire
- NBN
- Secure video intercom & lift access
- On site building manager
- Hobby room space located in basement for shared resident use

EER 6 Rates \$409 p/quarter approx
Body Corporate \$1249.55 p/quarter approx
Water Rates: \$186.77 p/quarter approx
Land Tax: \$482.43 (only applicable if property is leased)

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