

**23/41 Blackall Street, Barton, ACT 2600**

**independent**  
PROPERTY GROUP

## Apartment For Sale

Friday, 3 May 2024

23/41 Blackall Street, Barton, ACT 2600

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 2**

**Area: 102 m2**

**Type: Apartment**



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**\$999,000**

Stunning lake views and morning sunrises over distant mountains are the focal point of this impressive 2-bedroom apartment situated in tightly held 'Landmark' development, renowned for its immaculate, sprawling gardens in the heart of the Inner South. Boasting a spacious 102m<sup>2</sup> of internal living accompanied by a generous 16m<sup>2</sup> balcony, within an easy walking distance to the Foreshore and Realm precincts, opportunities to secure an executive residence of this calibre don't come by often. The sunny eastern aspect and large windows combine with high ceilings to create a light-filled open plan living and dining area along with spectacular views of the lake and established gardens providing complete privacy and a captivating outlook. This highly considered design features a formal entrance for privacy and incorporates a split-level design that separates living and entertaining areas from the bedrooms and bathrooms while providing exceptional crossflow ventilation and an abundance of natural light. The generous kitchen with granite benchtops includes a large breakfast bar, quality Smeg and Westinghouse appliances and plenty of cupboards. Both bedrooms offer idyllic garden views with the main bedroom featuring full length wardrobes and a stylish ensuite with full height wall tiling, striking marble vanity and great storage space. The main bathroom is conveniently located opposite the second bedroom and includes a space saving European laundry. Additional features of this exceptional residence include new, quality carpets throughout, freshly painted throughout, ducted reverse cycle heating and cooling, 2 side by side basement car spaces, lift access and access to a large, well-equipped, residents only gym. The extensive grounds with mature gardens are impeccably maintained, creating a unique environment for Canberra apartment living. Situated within the prestigious Parliamentary Triangle, with easy access to the City centre, the Kingston Foreshore and Realm precincts, Manuka and Kingston villages, the lifestyle benefits are extensive. Features:- Stunning lake views with private, eastern aspect- Spacious 102m<sup>2</sup> of internal living - Large 16m<sup>2</sup> covered balcony- Split level design with formal entrance- New carpets and freshly painted throughout- Generous kitchen with breakfast bar and granite benchtops- Spacious main bedroom with full length built-in wardrobe- Stylish bathrooms with full height wall tiling- Ducted reverse cycle heating and cooling- 2 side by side basement car spaces with lift access- Residents only gym - Impeccably maintained, extensive landscaped gardens- Walking distance to the lake, Kingston Foreshore and Realm precinct - Easy access to the City centre and Kingston and Manuka villages Figures:- Strata levies: \$7,300 p.a approx- Rates: 3,700 p.a approx- Land tax (investors only): \$4,600 p.a approx