

**24/41 Blackall Street, Barton, ACT 2600**



**Apartment For Sale**

Thursday, 22 February 2024

24/41 Blackall Street, Barton, ACT 2600

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Area: 62 m2**

**Type: Apartment**



Jeremy Francis

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## By Negotiation

Perched on level 3 with a charming outlook over established trees on Blackall Street, this very well maintained 1 bedroom property could be a set and forget investment with an excellent tenant willing to stay on (current lease until March 13th) or make this gorgeous apartment your new home. Packed with features this property boasts 62m<sup>2</sup> of internal living, a large covered balcony for entertaining, a functional bathroom with laundry, large U shaped kitchen with loads of bench space as well as a private car park with storage within the basement. Barton was established in 1922 named after our first Prime Minister Sir Edmund Barton, housing some of Canberra's most iconic buildings including the Heritage Listed Brassey and Kurrajong Hotels, Edmund Barton Building. Similarly Barton today also hosts some of Canberra's most popular and modern lifestyle attractions such as the Governor Place precinct including supermarket and the ever popular Realm Precinct with the Ostani Bar, Chairman & Yip as well as Lilotang Restaurants. An enviable lifestyle is on your doorstep as the Landmark is next to Bowen Park and Lake Burley Griffin, take a walk through Telopea Park or the National Rose Gardens of Parliament House, see what's on at the National Gallery of Australia, catchup with friends at the Kingston Foreshore or newly revamped cafes in Kingston's Green Square. You can do some retail therapy in the boutiques Manuka is famous for and of course being in the Parliamentary Triangle some of Canberra's best schools are available within the Inner South. Features • 62m<sup>2</sup> internal living • 24m<sup>2</sup> balcony • Restricted access car park plus storage cage • Ducted RCAC (no condensor on balcony) • Carpeted throughout • Roller blackout blinds • Granite benches to Kitchen • Smeg Dishwasher, Smeg Oven & Cooktop • Laundry with Fisher & Paykel dryer • Full height bathroom tiling, Marble bench, undermount vanity • Tree lined Westerly aspect to living areas, bedroom & balcony • Development has a fully equipped Gymnasium • Basement Motorcycle and Bicycle parking available • Currently rented at \$540/week. Outgoings Body Corporate \$1,194.77 / quarter (2024) Rates \$803.46 / quarter (2023) Land Tax \$988.20 / quarter (2023) \*only if rented Water & Sewerage \$178.82 / quarter (2023)