

**27/3 Burbury Close, Barton, ACT 2600**



**Apartment For Sale**

Friday, 15 March 2024

27/3 Burbury Close, Barton, ACT 2600

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 2**

**Type: Apartment**



Sam Pearson  
0451821341

**\$645,000-\$665,000**

\*Note Cladding Levy has been fully paid for this apartment. Situated within the exclusive Realm Precinct is 27/3 Burbury Close, Barton. A well appointed and well laid out North-East facing apartment that features one bedroom, one bathroom, spacious living and dining areas and a luxuriously appointed kitchen with separate laundry. In addition to this the apartment features a study nook as well as two balconies, two basement car parks and a storage cage on title. The apartment has had new carpet laid, new blackout curtains and has been freshly painted ready for you or your tenants to move straight in. Ducted reverse cycle heating and cooling, a centralised hot water system and data infrastructure make this apartment extremely livable. A leafy outlook with filtered views towards the heritage listed Barton Residential Precinct can be enjoyed from the balconies. Eye catching marble accents which provide a sense of luxury feature in the bathroom and kitchen. The kitchen itself is well equipped with ample storage and high end appliances including a ceramic Miele Cooktop, Miele Oven and Fisher & Paykel Dishdrawer. The Realm Precinct offers everything you need on your doorstep. Some of Canberra's best cafes, bars, hotels, restaurants, healthcare and wellness facilities are all located within a 100 metre radius of the building. In addition to this amenity being located on the edge of the Parliamentary Triangle, Manuka and Kingston are within walking distance as are the various workplaces located within Barton, Forrest and Parkes. This apartment will appeal to first home buyers, professionals, downsizers and investors alike due to its broad appeal, unique features, surrounding amenity and the reputation of the well regarded Realm Precinct. Miele Appliances Eye catching stone accents Ducted Reverse Cycle Heating/Cooling Two balconies Two car spaces Lockable storage unit New Carpet Separate Laundry Freshly Painted New Blockout Curtains North-East Aspect Developed by DOMA and Built by BLOCO On the doorstep of Real Precinct - Leyla Bar, Ostani, Maple + Clove, Hotel Realm, Hale Gym and Spa Body Corporate: Approx. \$967 p.q Rates: Approx. \$480 p.q Land Tax: Approx. \$585 p.q Unfurnished Rental Appraisal: \$620 per week Potential Rent of Additional Car Space: \$50 per week 75sqm (63sqm internal & 12sqm balconies)