

27/41 Blackall Street, Barton, ACT 2600

LUTON

Sold Apartment

Sunday, 13 August 2023

27/41 Blackall Street, Barton, ACT 2600

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Type: Apartment

\$604,000

Located in the tightly held, beautifully landscaped 'Landmark complex', this sophisticated apartment offers open plan living, dining and kitchen with a seamless indoor/outdoor flow. It is rare to find a one-bedroom apartment that offers so much space and privacy. The layout of this apartment helps to give the feeling of space, with its corner location and the floor to ceiling windows and sliding doors adding to the apartment's ambiance. Bathed in natural sunlight and looking out to leafy green surrounds, this spacious apartment is perfectly suited to the executive couple or downsizer who appreciates the splendid location, or the investor who realizes the potential on offer. The bedroom easily accommodates a King size bed, has built in robes and provides access to the balcony. It also has controls for the electric louvres on the balcony which can easily be adjusted as needed for added privacy and comfort. Ducted reverse cycle air conditioning, secure car space with storage cage and a well-equipped Gym in the complex provide comfortable living. The complex features a security door with intercom and lift access from the basement to your front door. Imagine spending your weekends strolling to the fabulous cafes of Barton for coffee, or walking on the picturesque shores of Lake Burley Griffin. They're just a few of the treats in store for the new owners of this super stylish apartment. The apartment is only a short walk to major Government departments, such as DFAT and the Dept. of Finance, and to Manuka and Kingston shops and the surrounding parks. So, whether you move here for work or leisure, or both, you are never too far away from anything.

Features: Positioned in the corner offering privacy, light and garden views
Light filled open plan living
Stone benchtop in kitchen with stainless steel Bosch appliances
First floor apartment with huge balcony
Large bathroom with floor to ceiling tiling
European laundry
Central heating and cooling
Close to amenities
Landscaped and immaculate gardens in the complex
Multiple visitor parking spaces
Immaculate ground with BBQ Facilities
Spacious gym complex
Secure underground car space with storage cage
Secure bicycle parking area

Statistics: Living: 63m² Balcony: 29m² Carpark: 15m² Storage: 1.5m² TOTAL: 108.5m² - EER 6 Stars - Rates: \$682 p/q (approx.) - Body Corporate: \$1,077 p/q (approx.) - Land Tax: \$805 p/q (approx.) if rented