

3/11 Bourke Street, Barton, ACT 2600



Apartment For Sale

Wednesday, 8 May 2024

3/11 Bourke Street, Barton, ACT 2600

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 99 m2

Type: Apartment



Steph Hoss

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AUCTION

Introducing this stunning, character filled apartment located in the heart of Barton. Number three, situated on the top floor of the very first apartment complex in Canberra, designed by Kenneth Oliphant and built in 1934, this property is timeless in style and presents a rare opportunity to secure a piece of art deco history in the renowned 'Barton Court'. Apartments in this complex are tightly held, your chance to own a two bedroom with sun-filled study adorned in period features throughout is almost unheard of. High ceilings with ornate plasterwork, sash windows, picture rails, fireplace just to name a few. This apartment has a great feel, has been lovingly cared for and sympathetically modernised, all in keeping with it's amazing charm. With a carefully renovated and functional kitchen, framed by stunning tree top views through another double hung window, food lovers and home chefs will fall in love. Top quality appliances, fixtures and fittings complete the space. A separate dining room to entertain or relax allows for a large setting and is perfectly adjacent to the kitchen. The heart of the home offers a large living area, is private and boasts a stunning outlook. The bedrooms are oversized with excellent storage and the study is a pleasure to work in with floor to ceiling windows and a timber ceiling. The renovated bathroom, tiled floor to ceiling is functional and includes a laundry nook, and two linen cupboards in the open hallway. Rounding out the amazing period feature list is a storage space complete with vintage milk and bread delivery boxes at the back door. Positioned in arguably Canberra's best spot to live, historic Barton has everything you could ask for and will only continue to grow in demand from astute live in owners and investors alike. Central to Government agencies including DFAT, Finance, PM&C, AGD and the AFP, not to mention prominent businesses, some of Canberra's best restaurants, bars, cafes and hotels. Lastly, Lake Burley Griffith, Manuka, Kingston, Telopea Park and the Kingston foreshore are all moments away. Easy access to Kings Avenue to the city centre and likely close to any future light rail extension. With continued corporate and government development in the Barton precinct properties like this, that are within walking distance, will continue to be highly sought after. This apartment is a slice of Canberra history and should not be missed.* 99sqm of internal living* Ken Oliphant designed art-deco apartment* Tastefully updated and appointed for modern comfort* Spacious separate lounge and dining rooms, with an open fireplace and recessed bookcases* Large kitchen with stone bench tops, with generous storage, soft closing drawers and quality Bosch and Smeg appliances* Two well-sized bedrooms, with built in wardrobes * Quaint study room with floor to ceiling window * Modern bathroom with concealed toilet and laundry * Double hung sash windows, with quality roman blinds* Cool in summer due to its double brick construction and hydronic heating makes it warm and comfortable in winter * High ornate ceilings, original period light fittings and picture rails* Private stairs to kitchen door with quick, direct access to car space* Quiet development with only three neighbours sharing the entry* Single covered carport plus off-street visitor parking* Backstep with storage space, including original milk and bread delivery boxes* Beautifully maintained grounds featuring mature common gardens with 90-year-old Crab Apples, Oaks and Manchurian Pear trees, Cherry Blossoms, well-established rose and herb gardens, outdoor seating and a high capacity common clothes line* Premium Inner South location* Zoned for Telopea Park schools* Quiet and private location close to all the Inner South has to offer* Short walk to the National Circuit and Brisbane Avenue bus routes* Across the road from the Realm Precinct, Hale Gym and The National Press Club * Appealing to investors due to the quick uptake by tenants* NBN connected* EER 6Rates: \$3,741pa (approx.)Land Tax: \$4,806pa (approx. if rented out)Strata: \$2,750pq (approx. including heating levy)Whilst all care has been taken to ensure accuracy in the preparation of the particulars herein, no warranty can be given, and interested parties must rely on their own enquiries. This business is independently owned and operated by Belle Property Canberra. ABN 95 611 730 806 trading as Belle Property Canberra.