

3/44 Macquarie Street, Barton, ACT 2600

BLOCK.
real estate

Sold Apartment

Monday, 14 August 2023

3/44 Macquarie Street, Barton, ACT 2600

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Area: 60 m2

Type: Apartment



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\$520,000

Located in the sought-after Parliamentary Triangle, this private and stylish apartment is positioned on the first floor of the tightly held Governor Place Complex. Set on the quiet and leafy Macquarie Street, only a short walk from the tranquil Lake Burley Griffin this hidden gem is sure to appeal to a wide range of buyers. The apartment has been maintained to a high standard and the condition can be described as near-new. The practical layout features an open-plan living area that adjoins the kitchen/dining and seamlessly connects to the balcony. The bedroom is generously proportioned and features a built-in robe and balcony access. A galley-style kitchen provides plenty of storage space and features stone benchtops, stainless steel appliances and electric cooking. The bathroom features floor-to-ceiling tiling, a vanity cabinet and modern finishes, while a European style features high-end appliances and is discretely tucked away behind the bi-fold doors. The reverse cycle air conditioning and high-efficiency downlights provide practicality and convenience all year round. Location is key with this apartment offering ease of access to the key Government and corporate headquarters locations, cafes and high-end dining options. This is an exceptional purchase opportunity for owner-occupiers and astute investors alike. Enjoy a cosmopolitan lifestyle only steps away from all the best that Canberra has to offer. Be quick to inspect this outstanding property, it won't be on the market long!

Key features
Unbeatable location in the heart of the Parliamentary triangle
Open-plan living with a tranquil outlook
Generously proportioned bedroom with built-in robe and balcony access
The galley-style kitchen with stone bench tops, plenty of storage and quality AEG appliances
Full-height tiling in the bathroom
European-style laundry with a near-new dryer and washing machine provided
Reverse cycle air conditioning system
Secure parking with remote access
Storage area
Intercom system
Vacant possession
Plentiful street parking nearby

Key numbers
Internal living: 60m²
Balcony: 19m²
Car park: 13m²
Storage: 2m²
Total entitlement: 94m²
Rates: \$454 p/q (approx.)
Strata: \$701.5 p/q (approx.)
Build: 2015
EER: 6 Stars

Note: all measurements, dimensions and costs are approximate and based on third-party information. Potential buyers should conduct their own independent inquiries to confirm any provided information.