

33/44 Macquarie Street, Barton, ACT 2600

ARCHER

Apartment For Sale

Thursday, 19 October 2023

33/44 Macquarie Street, Barton, ACT 2600

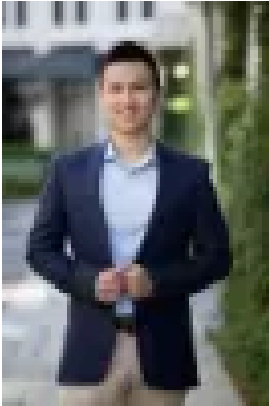
Bedrooms: 2

Bathrooms: 2

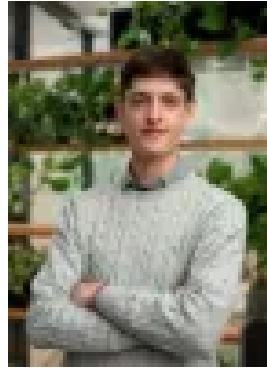
Parkings: 2

Area: 120 m2

Type: Apartment



Alex Wang
0262625232



Benjamin Bailey
0262625232

Auction

Auction postponed to 12:00 PM, Nov 19th, 2023 Discover a prime location in Canberra's inner south with this exceptional apartment. Situated in the well-sought after Governor Place complex, this lovely home offers an unparalleled lifestyle. Just steps away, you'll find in the heart of Barton, including the Parliament House Triangle Government Offices, The Barton Grocer, and an array of surrounding restaurants and cafes. Enjoy easy access to Lake Burley Griffin, the Manuka precinct, Kingston Shopping Centre, Manuka Oval, and leisurely lakeside bike rides or strolls along Kingston Foreshore on weekends. Immerse yourself in the heart of all that the Inner South has to offer. Luxury living awaits in this immaculate apartment. A 180-degree wrap-around balcony provides breathtaking panoramic views through floor-to-ceiling windows and sliding doors in the spacious living and dining area. The open-plan kitchen is equipped with high-performance German-made AEG appliances and ample pantry space for all your storage needs. The two well-appointed bedrooms are cleverly positioned on opposite ends of the apartment, ensuring privacy and convenience. The expansive master bedroom boasts a walk-in robe, an ensuite, and private access to the balcony. The second bedroom features a built-in wardrobe. Currently leased for \$730 per week until December 10th, 2024, this arrangement offers ample time for the next owner to organize their finances or sell their own properties. Contact us today for further details and secure your appointment to experience this extraordinary residence firsthand.

Features:

- Level 3 with 180 degree panoramic views to the Parliament House
- Expansive wrap-around balcony
- Floor to ceiling windows and sliding doors, double glazed
- Ducted r/c aircondition
- Stone benchtop
- AEG stainless steel appliance
- Walk-in wardrobe in master and built-in in 2nd bedroom
- Full height tiles in Bathroom
- European-style laundry including dryer
- Secure Carpark with storage
- Prime location close to Parliament House Triangle Government Offices, Lake Burley Griffin, Manuka precinct, Kingston Shopping Centre, Manuka Oval, and Kingston Foreshore

Particulars (all approx.) Living: 90 m² + wrap-around balcony: 30 m² Year Built: 2018 Strata: \$1,169/quarter Rates: \$554/quarter Current Lease: \$730/week fix term lease to Dec 10th, 2024 EER: 6.0

DISCLAIMER We have obtained all information provided here from sources we believe to be reliable; however, we cannot guarantee its accuracy. Prospective purchasers are advised to carry out their own investigations and satisfy themselves of all aspects of such information including without limitation, any income, rentals, dimensions, areas, zoning and permits. Any figures and information contained in this advertisement are approximate and a guide only and should not be relied upon for financial purposes or taken as advice of any nature. Individuals, Self-Managed Super Funds, companies, anyone or entity, should make their own inquiries and seek their own advice and rely only upon those inquiries and advice. Archer does not guarantee the accuracy of the information above and are not financial advisers or accountants and do not provide any of the above information as advice of any nature.