

33/47 Blackall Street, Barton, ACT 2600

LUTON

Apartment For Sale

Friday, 10 May 2024

33/47 Blackall Street, Barton, ACT 2600

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: Apartment



Shane Hughes
0261763425

Auction

Epitomising a lifestyle of undeniable sophistication, and sited in one of Barton's most celebrated addresses, the distinctive style and high calibre inclusions are brilliantly showcased throughout this three-bedroom third floor apartment. This beautiful, light filled apartment is located in the heart of the Parliamentary Triangle, the "Landmark" development is renowned for its unique lakeside location and expansive park like grounds. Take a stroll through the walking paths of the 6 acres of lush greenery with beautiful old oak trees, it won't be hard to imagine yourself living here. Showcasing house-like proportions, luxury finishes and superb alfresco entertaining, this incredible apartment provides an unparalleled lifestyle haven of space, versatility, and state-of-the-art appointments. It reveals a sleek open plan design integrating the living and dining area, as well as a gourmet high quality kitchen with stainless steel appliances. Floor-to-ceiling glass doors allow seamless indoor/outdoor transitions, while the remaining floor plan comprises of generous bedrooms with lavish storage facilities, modern bathrooms plus two car accommodation. Comfort is ensured year-round with reverse cycle heating and cooling, and the complex offers the conveniences of a gym and beautifully landscaped grounds. Within walking distance, you will find popular Restaurants and cafes, Hotel Realm with its bars and restaurants, the Lake, Bus Depot Markets and the attractions of the Kingston Foreshore. Features:- 3 bedrooms all with built in robes- Main bedroom with ensuite, with double vanity- Located on the third floor- Open-plan living areas- Modern kitchen with granite bench tops, Smeg oven, and Bosch dishwasher - Large, tiled balcony with 'vergola' roofing- Bathroom with granite vanity and European style laundry- Ducted heating and cooling- Good storage throughout- Double car space with storage cage- Secure access to building- Gym within the complex- Beautiful gardens and communal areas- Close to restaurants, cafes and the lake Statistics: Living: 154m² approx.. Balcony: 30m² approx.. Carpark: 27m² approx.. Storage: 1.8m² approx.. Total: 212.8m² approx.- EER: 4.5 stars- Rates: \$998.41 p/q approx.- Body Corporate: \$1,410.65 p/q approx.- Sinking Fund: \$644.38 p/q approx.- Land Tax (if rented): \$1,235.15 p/q approx..