

**3a Young Street, Barton, ACT 2600**



**House For Sale**

Friday, 8 March 2024

**3a Young Street, Barton, ACT 2600**

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 2**

**Area: 611 m2**

**Type: House**



Louise Harget  
0261031063



Steph Hoss  
0262959911

## AUCTION

Designed by highly regarded Enrico Taglietti, this sensational north facing townhouse is so rare to market, and all-but impossible to replicate in such a spectacular Barton position. Surrounded by Heritage protected charming original cottages, and lush established gardens, meandering hedges and grand street trees, the feel of this location is quintessential Inner South. The design is primarily focused on capturing light, district views and encompasses four bedrooms, three full bathrooms and generous living spaces which flow into a private courtyard. Built in 1995, the design packs a punch. Unique in offering, timeless in appeal. \* Fully equipped kitchen, gas and electric cooking, ample bench space\* Four big bedrooms, upstairs study + balcony\* Perfect northerly aspect with incredibly private paved courtyard garden\* 177.8sqm (approx) internal space\* Freshly painted throughout\* In slab heating + AC units upstairs + Chiminee Philippe fireplace on the lower level\* Brick construction + terracotta tiles, cedar windows and doors\* Double attached carport + garden shed, paved courtyard \* Ideal walking distance to DFAT, Minter Ellison, Manuka and Kingston Villages Rates: \$6,727 (approx.) Land Tax: \$12,878 (approx.) UCV: \$1,144,000 (2023) 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.