

4/47 Blackall Street, Barton, ACT 2600

Sold Other

Monday, 14 August 2023

4/47 Blackall Street, Barton, ACT 2600

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Type: Other



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Sam Werry
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\$585,000

Last three sales: 29/11/2022 22/41 Blackall Street \$630,000 28/09/2022 22/45 Blackall Street \$638,000 30/06/2022 45/43 Blackall Street \$614,030

Aptly named 'Landmark' given its one of Canberra's favourite developments, this spacious one-bedroom apartment is set amongst the stunning gardens that make this development so unique. Since its completion in 2004 'Landmark' has been one of the most desired developments in Canberra due to its proximity to Lake Burley Griffin, Manuka, Parliament House and the Kingston Foreshore. Its established gardens, gym and BBQ areas also add a sense of community to the precinct which are lacking in many of its more cookie cutter rivals. You will be able to enjoy the plethora of hospitality venues and cultural facilities at your doorstep, whilst having a home that is peaceful and quiet. This unique apartment is set over two levels and therefore is great for noise insulation. The stairs create a grand entry and set the scene for the executive apartment that lays beyond. When you arrive at the top you are blown away by the space and natural light that floods the property due to its eastern and western exposures. The living area has floor to ceiling windows which offers lots of natural light and access to the balcony, whilst you can bask in the morning sun from the terrace that looks over the beautiful common gardens. The bedroom is located on a separate level which is great for privacy from the living area and it has its own balcony that captures the afternoon sun. At the entry there is also a storage room for added storage. Landmark apartments have recently seen strong capital growth due to the fact that there is a very limited supply of apartments in the Barton area, yet high demand due to the large workforce within the Parliamentary Triangle. This makes it very popular with both owner occupiers or tenants who are looking to walk to work, with this property being able to fetch a stable and high rental return.

In Summary:- Located within walking distance to Manuka, Kingston, Lake Burley Griffin and the Parliamentary Triangle - Large 74m² internal floor plan- 13m² Eastern balcony and 19m² for the Western balcony space - East and West aspect and flooded with natural light- Stunning views over the common gardens towards Lake Burley Griffin- One car spaces + storage cage- Gym + BBQ areas in the complex

Figure Summary (all approx.)

- Built: 2004
- Living: 74m²
- Balcony: 13m² + 19m²
- Body Corporate: \$1030 (p.q.)
- General Rates: \$690 (p.q.)
- Land Tax: \$848 (p.q) – if let
- Water & Sewerage: 175.00 (p.q.)