

40/47 Blackall Street, Barton, ACT 2600



Apartment For Sale

Thursday, 30 May 2024

40/47 Blackall Street, Barton, ACT 2600

Bedrooms: 2

Bathrooms: 2

Parkings: 2

Area: 113 m2

Type: Apartment



Steph Hoss

0262959911

AUCTION

Introducing this oversized, private, sun drenched apartment located in sleepy Barton. A thoughtfully designed home, with the bedrooms to the rear, living to the front, offering segregated dining and living spaces, ideal location and privacy. The ultimate urban living with a design that is sure to impress even the most discerning buyer. An overly generous floorplan of 113sqm internally, this property is timeless in design and quality, finished off with brand new carpet and freshly painted throughout, open-plan living spaces seamlessly integrated, and amazing balcony views of Parliament House, Manuka Oval and a variety of quintessential Inner South treetops. Safely situated on the corner of the 3rd floor, you will find windows on two sides of the property which allows flow through the apartment and balcony that provides a perfect environment for relaxing or entertaining. Ducted reverse cycle air conditioning will ensure year round comfort. The full-sized kitchen is open and offers plenty of storage, natural granite benchtops with breakfast bar, large fridge cavity and quality appliances. With a separate storage room at the entry, you will have a place for everything and enjoy the segregation and privacy that comes. A spacious master bedroom with ensuite, desk space and a large mirrored built in wardrobe. The second room with built in wardrobe is adjacent to the bathroom, is timeless in design and includes European laundry. Perfectly positioned in the Landmark Development, within close proximity to the Parliamentary Triangle, Kingston, and Manuka shopping precincts, as well as local Barton restaurants and lifestyle attractions, it offers unparalleled convenience and access to amenities. Don't miss out on the opportunity to own this stunning property where luxury meets convenience.*

113sqm of internal living space and 20sqm balcony* Stunning private treetop views* Floor to ceiling windows in living area allowing all day light* Brand new carpet and freshly painted throughout* Full size kitchen, stone benchtop, breakfast bar and quality appliances* Large open-plan living and dining space with sliding doors to the balcony overlooking Parliament House* Generous master bedroom with ensuite and mirrored built-in wardrobes* Large second bedroom with mirrored built-in wardrobe adjacent to bathroom* Versatile store room at entry* Open bathroom with European laundry including dryer* Ducted reverse cycle air conditioning with no condenser on balcony* Two secure underground car spaces with storage cage* Premium Inner South location* Fully equipped gym* Separate push bike storage in basement* Beautifully maintained grounds with Barbeque area* Secure audio video intercom access to development* EER 5.5 Strata: \$5,926pa (approx.) Rates: \$3,255pa (approx.) Land Tax: \$4,009pa (approx.) 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.