

**404/2 Marcus Clarke Street, City, ACT 2601**



**Apartment For Sale**

Thursday, 12 October 2023

404/2 Marcus Clarke Street, City, ACT 2601

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 72 m2**

**Type: Apartment**



Bree Currall  
0262959911



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0400284930

**\$450,000 - \$480,000**

Discover this inviting residence offering a sunlit, open-concept living and dining area seamlessly connected to a modern galley-style kitchen with granite countertops, dishwasher, and plenty of storage space. Each bedroom is graced with a spacious built-in wardrobe, while the bathroom boasts a relaxing bathtub with a shower overhead, a toilet, a stylish vanity, ample storage, and a discreetly tucked-away laundry behind bifold doors. Your vehicle is accommodated with a designated single car space. Experience year-round comfort without the worry of additional expenses, as the ducted reverse cycle air conditioning costs are covered within the body corporate levies. A great and affordable property, perfect for both long-term residents and those interested in short-term rentals, you also have the convenient option of utilizing BreakFree's services for a lucrative return on your investment. The desirable Capital Tower further enhances your lifestyle with a range of amenities, including barbecue areas amidst beautifully landscaped courtyards, a heated swimming pool, a squash court, tennis courts, and a well-appointed gym. Convenient visitor parking is right at your doorstep, along with an adjacent parking area. For those who relish outdoor activities, whether it's a leisurely walk, bike ride, or a serene lakeside stroll, Commonwealth Park is easily accessible via the Parkes Way footbridge just a short distance from your apartment. Moreover, the Acton Waterfront Project, a brief walk away, envisions an exciting cultural and entertainment hub along the waterfront promenade. This development promises to transform the area into a vibrant city neighbourhood, seamlessly connecting the city to the lake. Expect a cosmopolitan blend of shops, businesses, cafes, new recreational spaces, public facilities, tourist attractions, and dedicated pedestrian and bike paths right on your doorstep.\* Level 4 of the sought after Capital Tower complex\* 72SQM of living \* 2 bedrooms, 1 bathroom, 1 carspace\* Premium location, central to the city and Lake Burley Griffin\* Landscaped courtyards with BBQ area, a heated swimming pool, a squash court, tennis courts, and a well-appointed gym\* Priced to sell!\* Fantastic live in or investment opportunity\* Fantastic option to short term let through break free\* Ducted reverse cycle air conditioning costs are covered within the body corporate levies Strata: \$1669pq (approx.) Rates: \$579pq (approx.) Land Tax: \$705pq (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.