

**5/3 Burbury Close, Barton, ACT 2600**

**Francis**

**Sold Apartment**

Friday, 11 August 2023

5/3 Burbury Close, Barton, ACT 2600

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Area: 76 m2**

**Type: Apartment**



Jeremy Francis  
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**\$605,000**

Realm Park is a premium development located in Barton, with a New York style loft design this stylish property separates the living areas downstairs which look into a landscaped garden with water features. Upstairs there is an oversized bedroom and separate study perfect for a home office, hobby room or occasional guests. This property will be sold fully furnished and equipped, as inspected. The sellers previously resided in this great apartment; kitting it out with high end appliances and furnishings including but not limited to King bed with storage underneath plus matching side tables, study room desk and chair, large L shaped lounge, large Sony flat screen TV with stylish Timber credenza, timber 4 seat dining set as well as a collection of contemporary wall art. Professional singles, couples or a first home buyer could move into this fabulous offering and make it their own, or an investor could capitalise on the premium location and finishings adding a high-performance property to their portfolio. (\$670-\$720 per week return) You will always enjoy great coffee and friendly service whilst having breakfast, lunch or just coffee at Maple and Clove or wining and dining at the Ostani Bar, Chairman & Yip as well as Lilotang Restaurants all within the Realm precinct. Realm Park is located closely to Bowen Park and Lake Burley Griffin; take a walk through Telopea Park or the National Rose Gardens of Old Parliament House, see what's on at the National Gallery of Australia, catch up with friends at the Kingston Foreshore or newly revamped cafe's in Kingston's Green Square. Treat yourself to some retail therapy in the famous Manuka boutiques or pampering at the local HALE Spa, and of course being in-area for some of Canberra's best schools available within the Inner South.

**General features:**

- 76m<sup>2</sup> internal living + balcony
- Double glazed windows/doors throughout
- Double sliding doors to balcony
- Ducted RCAC upstairs & downstairs
- Guest powder room downstairs
- 2.7 metre high ceilings
- 3 meter wide mirrored wardrobe in bedroom
- Louvred windows to loft bedroom windows
- Roller blackout blinds

**Kitchen features:**

- Miele cooktop
- Miele 10 function oven
- Fisher & Paykel integrated dishwasher
- 2-pac polyurethane cabinetry
- Soft close cupboards & drawers
- Fisher & Paykel stainless steel fridge / freezer
- Undermount sink
- Large pantry

**Bathroom features:**

- Full height bathroom tiling
- Double mirrored shaving cabinet
- Marble hob
- Wall concealed toilet cistern
- Very large shower

**Other features:**

- Large formal laundry room
- Miele front load washing machine
- Miele front load clothes dryer

**Rental potential:**

- \$580 to \$620 / week unfurnished
- \$670 to \$720 / week fully furnished

**Outgoings:**

- Body corporate: \$1,129.49 / quarterly
- General rates: \$2,005.33 / annum (2022)
- Land Tax \$2,396.05 / annum (2022)(only if rented)
- Water and sewage: \$175 p.q. (approx.)