

**53/14 National Circuit, Barton, ACT 2600**

**VERV**

**Apartment For Sale**

Friday, 19 January 2024

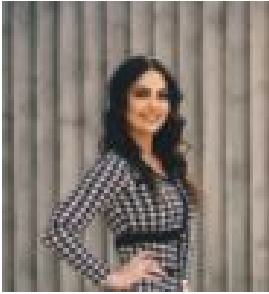
53/14 National Circuit, Barton, ACT 2600

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**



Alysia Walsh  
0400880915



Jason Roses  
0431419847

**\$598,900+**

The opportunity to expand your portfolio or future plans within the Inner South is here! This spacious one bedroom plus study apartment makes part of 'The National', residing within the highly desirable suburb of Barton, known for its blue-ribbon location, surrounded by stunning well-established gardens and gorgeous tree lined streets. Located on Level 3, the elevated aspect provides executive living with a full-sized kitchen, open plan living and dining areas that lead out to a generous 14m<sup>2</sup> (approx.) balcony. Accommodation includes a spacious bedroom inclusive of built in robe, plus access to the two-way bathroom offering a bath and separate shower. A flexible study area with European laundry offers potential to accommodate guests or set up your home office. Surrounded by a tranquil setting, all within a short stroll to Lake Burley Griffin, Realm Precinct, Kingston shops and the Parliamentary Triangle - logistically, this apartment just makes sense.\*\* Currently tenanted in a fixed tenancy until August 2024 \*\*Some features include:- Blue ribbon located within the Inner South- Level 3 within 'The National' complex- Single level floor plan- Spacious one bedroom with built-in-ropes - Flexible study space with European laundry- Spacious kitchen with wrap around bench and ample storage- New carpet- Freshly painted throughout- Swipe access to complex and Lift- Single allocated car space - Lake Burley Griffin a short stroll away- Only minutes away to the many dining options within The Realm precinct, including the new MED restaurant, Layla Bar, Ostani Bar, Maple & Clove, Lilotang plus more For more information please contact Alysia on 0400 880 915. Built: Circa 2003 EER: 6 Total Living size: 86m<sup>2</sup> approx Internal Living: 72m<sup>2</sup> approx Balcony size: 14m<sup>2</sup> approx Rates: \$573.39 per qtr (approx) Land Tax (Only if Rented): \$702.59 per qtr (approx) Strata (Admin + Sinking): \$1409.90 per qtr (approx) Rental Estimate: Currently \$500 per week until August 2024