

**601/2 Marcus Clarke Street, City, ACT 2601**



**Sold Apartment**

Tuesday, 6 February 2024

601/2 Marcus Clarke Street, City, ACT 2601

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 131 m2**

**Type: Apartment**



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**\$900,000**

Capital Tower has long been regarded as one of Canberra's premier residential developments, and now is your opportunity to acquire a spacious 3 bedroom residence, sprawled over 131m<sup>2</sup> of living, on the 6th floor. With breath-taking views of Lake Burley Griffin, the Parliamentary Triangle and other Canberra landmarks this apartment was built with entertaining in mind. Step inside and you will be captivated by the views through the floor-to-ceiling windows that frame the living and dining areas. The banks of windows ensure generous natural light that stretch the length of the apartment with sliding door access to the balcony from all living, dining and bedrooms. The large master suite, generous in size, featuring an ensuite with spa bath, walk-in wardrobe plus a further family bathroom with bathtub and separate laundry makes this apartment feel more like a house in the sky. There is ample storage within the apartment in addition to the large separate storage cage to the basement and two oversized, side-by-side carparks in the secure basement. Inclusions such as ducted heating and cooling, electric hot water unit and freshly painted interiors provides a blank canvas for the new owner to add their own touches or simply live in comfortably as is. The location is second to none with easy access to Lake Burley Griffin and the New Acton precinct on your doorstep with restaurants, cafés, bars, hotels and entertainment. Combined with easy accessibility to the City Centre and Braddon this property offers enviable lifestyle advantages. Capital Tower has excellent facilities including tennis courts, swimming pool, BBQ facilities, gymnasium, squash courts, sauna, owners lounge, ample visitor parking and concierge service making for a low maintenance lifestyle with all the convenience you could wish for. \* Open plan living and dining room \* Meals area off kitchen \* Kitchen with stone benchtops, Bosch oven, electric cooking, dishlex dishwasher, generous storage \* Oversized main bedroom \* Walk in robe to main bedroom \* Ensuite with stone vanity and spa bath \* Built in robe to bedroom two \* Main bathroom with stone vanity \* Sliding doors to balcony from all three bedrooms \* Linen press in hallway \* Coats cupboard in entry \* Full-sized walk-in laundry \* Electric storage hot water \* Pool, sauna, squash court, gym, BBQ facilities, landscaped gardens within complex \* Two lifts \* Side by side basement carparking on Basement 2 \* Secure storage cage \* Opportunity to live in, rent or include in on site hotel scheme Level: 6 Living Size: 131sqm EER: 3.5 Strata: \$3,021pa (approx.) Rates: \$2,687pa (approx.) Land Tax: \$2,036pa (approx. if rented out) 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.