

65/44 Macquarie Street, Barton, ACT 2600

Sold Unit

Monday, 14 August 2023

65/44 Macquarie Street, Barton, ACT 2600

Bedrooms: 2

Bathrooms: 2

Parkings: 2

Type: Unit



Billy Chen
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\$704,000

Some suburbs in Canberra are tightly held because of their proximity, location, and class. Governor Place complex is such a place. Upon entering No.65 you are greeted with a spacious open plan area. N-NE light flooding through the double-glazed sliding doors onto the balcony. The modern kitchen is to your left upon entering and is stylish, with plenty of storage, a pantry and quality European fixtures, solid stone benchtop, German AEG appliances in this well-designed kitchen that looks out onto the core of this home. The open plan living area has ample room for a dining table and comfortable couch to while away the evening. The balcony is the perfect place to sit high on level 5 and take in the lovely N-NE vista. The main bedroom is a good size with natural light entering from a large window on the N-NE side and westerly aspect onto the balcony. With a built-in-robe and exquisite floor to ceiling tiles and well-designed cabinetry in the contemporary ensuite. The second bedroom is also good in size with a built-in-robe and easy access to the main bathroom. Governor Place is prestigious living in a relaxed, quiet, and trendy inner-urban environment. Close to numerous Government buildings, the parliamentary triangle, restaurants and cafes, Kingston and Manuka shopping precincts. Features: • N-NE aspect • Ducted reverse cycle cooling and heating • 71m² of living • 9m² balcony • Full height double glazed windows • AEG cooking appliances • Broadband • Landscaped common grounds • Secure parking and storage Close by: • Kingston foreshore • Manuka and Kingston shopping precincts • Parliamentary triangle • Cafes and restaurants • Parks and recreational areas • Canberra landmarks • Business and professional district Essentials: • Living area: 71m² • EER: 6.0 • Balcony size: 9m² • 176 apartments in the complex • Age: 6 years • Expected rental return: \$680-\$730 • Land tax: \$583.67p.q. • Rates: \$491.72p.q. • Levies: \$885.92p.q.